

GARLAND & SALMON

*An Appraisal of the Lawler House
A 8,498 SF site improved with a 2,882 SF historical building
Suisun City Downtown Waterfront District, California 94585*

DATES OF VALUATION:

*May 9, 2023- Date of Value
May 9, 2023- Date of Inspection
June 5, 2023- Date of Report*

PREPARED FOR:

*Greg Folsom
City Manager
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585*

PREPARED BY:

*Garland & Salmon
744 Empire Street, Suite 260
Fairfield, California 94533
(707) 429-8660*



Ronald G. Garland, MAI, SRA
Steve Salmon, MAI
Marc Tonnesen, SRA
Matt Atwood

REAL PROPERTY ECONOMICS ANALYSTS & APPRAISERS

June 5, 2023

Greg Folsom
City Manager
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585

Dear Mr. Folsom,

The following is a summary of an appraisal of a 8,498 SF downtown commercial site improved with a historical building commonly known as the Lawler House. The Lawler House is a three story, 2,882 Rentable Square Foot (SF) historic building most recently utilized for a professional office use, located within the heart of the city of Suisun City Downtown Waterfront District, Solano County, California. The Lawler House improvements are in substandard condition and no longer supports an economic use due to substantial levels of deferred maintenance and building deterioration.

The intended use of this appraisal is to serve as a valuation guide for decisions relating to the potential sale of the property. The appraisal assignment is to form an opinion of the market value of the subject property on the date of value.

The client has requested two opinions of value; as-is and as-if vacant without consideration of the existing building improvements. The value opinions offered are in terms of cash or cash equivalence.

Please refer to the ASSUMPTIONS & LIMITING CONDITIONS and SCOPE OF THE APPRAISAL, which detail and limit this report, located on Pages VI through IX of this INTRODUCTION. The market value opinions offered are 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).

The subject property is improved with a three story building that appears to be dated to the early 1900's and up until recently it was utilized as a professional office building. The property has been in a state of disrepair for a number of years, with the building being vacated in 2021/2022 due to extensive water damage and mold. Resulting in the property no longer supporting an economic use in its current as-improved condition.

The subject building is not currently able to support occupancy, and would require significant capital investment to cure and restore to a market typical condition, as will be covered in this report. In our analysis we have concluded that the subject as-improved is a tear down, as the costs to cure exceeded it's remediated value. Therefore, due to demolition costs, the as-is value is less than it's as vacant value.

In our opinion as of May 9, 2023, the market value of the subject property As-If vacant as a cleared commercial site, without consideration of the existing building improvements, is:

\$150,000

In our opinion as of May 9, 2023, the market value of the subject property As-Is currently improved, is:

\$100,000

The attached report contains 59-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,



Steven M. Salmon, MAI
CA #AG0044622



Matthew Atwood
CA #3005100

EXECUTIVE SUMMARY

Subject Property Owner of Record	City of Suisun City
Property Address	The Assessor does not report an address; however, the reported street address is 718 Main Street, Suisun City, CA 94585.
Assessor's Parcel Number(APN)	0032-141-130
Site	8,498 gross Square Feet (SF), or 0.20-acres
Zoning	City of Suisun City; (DW) Downtown Waterfront (DMU) Downtown Mixed Use
General Plan	City of Suisun City; Special Plan Area Downtown Waterfront Specific Plan
Water	City of Suisun City
Sewer	Fairfield Suisun Sewer District (FSSD)
Site Character	Multi-Story Commercial Mixed Use site within downtown parking district.
Improvements	Historic home converted to professional office building 3,934 Gross SF 2,882 Rentable Square Feet (SF) Unuseable due to extensive water intrusion, damage, and mold.
Highest and Best Use, As-If Vacant	Multi-story, mixed-use residential development site
Highest and Best use, As-Is Improved	Demolition of the current improvements to allow for redevelopment
Date of Value	May 9, 2023
As-Vacant Market Value Opinion	\$150,000
As-Is Market Value Opinion	\$100,000

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ASSUMPTIONS AND LIMITING CONDITIONS

The Uniform Standards of Professional Appraisal Practice defines:

Hypothetical Condition: is an assumption which is contrary to what is firmly known to exist, but is supposed or assumed for the purpose of discussion or analysis. There are hypothetical conditions for this appraisal assignment.

- The subject site is currently improved with a three story building. Therefore, to value the subject as-if vacant we must utilize a hypothetical condition that the subject site is free and clear for development, with all building improvements removed.

In compliance with requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), we are informing readers and users of this appraisal that the use of Hypothetical Condition, if that condition did not transfer into actual existence in the form that in which it is hypothesized, would impact the assignment analysis, conclusions and opinions.

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

- The Client is the City of Suisun City. The intended use of this appraisal is to serve as a valuation guide for decisions relating to the potential sale of the property. The intended user is the Client and appropriate City staff. 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 & Salmon.
- We relied upon Client provided cost estimates for the remediation and repair of the subject property; which upon review appear to be reasonable. It is specific assumption of this report that the provided costs estimates are reasonable, and consistent with the marketplace's anticipation of costs to cure the substandard condition of the subject improvements. If the reported cost estimates are updated or new cost information is developed and provided, our valuation could be affected and we reserve the right to revise our report based upon this new information.
- We received a copy of an older subject property Title Report for review, dated November 4, 2005. It is a specific assumption of this appraisal that there have not been any onerous title conditions recorded on title of the subject property since November 4, 2005 that would impact its utility, marketability, and/or market value.

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

1. Reliance upon this report by any intended user is implied concurrence that the Scope of Work of the appraisal assignment is appropriate for the intended use of that user.
2. It is the responsibility of the Client to read this report and to inform the appraiser of any errors or omissions of which he/she is aware of before using this report or making it available to a third party.
3. We assume that there are no hidden or unapparent conditions which would influence the value of the subject property.
4. 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 my attention nor did we become aware of such during the inspection. We are aware the property has extensive mold infestation. We have no knowledge of the existence of any other such hazardous or toxic substances on or in the property unless otherwise stated and 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 that 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.
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, 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 my 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 estimate 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, the identity of the appraiser, 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 prior written consent and approval.
13. Steven M. Salmon and Matthew Atwood are certified by the State of California as General Real Estate Appraisers. However, they are not licensed or certified in the fields of building inspection or civil, soils, structural, or environmental engineering.
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. We were provided with cost estimates by the Client regarding updating the ADA compliance of the as-is building which indicated a significant cost. This suggests that the subject as-is does not conform to the ADA requirements. We have considered these costs in our analysis. It is possible that a further 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, beyond the scope of the previous work done by the City of Suisun City. Since we are not licensed or certified in the field of ADA compliance, we have relied upon the information provided to us.

SCOPE OF THE APPRAISAL

1. 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.
2. Steven Salmon, MAI and Matthew Atwood inspected and photographed the subject property on May 9, 2023.
3. During inspection we interviewed Max Kern of the City of Suisun City Public Works regarding his knowledge of the history of the subject property and recent mitigation work related to the current condition of the property.
4. Reviewed City of Suisun City cost estimates and reports regarding the subject property.
5. Investigated the current ownership and recent history of the subject property.
6. Investigated the neighborhood and surrounding areas in relation to the impact of these locales on the subject property.
7. Reviewed the Downtown Waterfront Specific Plan and city of Suisun City land use policies in regards to their impact on the subject property.
8. Formed an opinion of the highest and best use of the subject property.
9. Researched comparable sale data, including public records, other appraisers, active and knowledgeable brokers and publications providing comparable sale data. All comparable properties were inspected either as part of this assignment, as part of past assignments or travels throughout the Solano County area.
10. Confirmed comparable data to the extent necessary, preferably with parties immediate to each transaction, or with other appraisers that verified such data.
11. Developed opinions of value for the subject property by use of appropriate appraisal techniques.
12. Prepared the written report document in conformance with the Uniform Standards of Professional Appraisal Practice. It is not our intent nor is it even possible for an appraisal report document to include all facts and analysis considered by the appraiser during the course of their appraisal analysis. The scope of the report document is intended to be appropriate for the intended use of the appraisal.

PROFESSIONAL QUALIFICATIONS STEVEN M. SALMON, MAI

Steve Salmon is an Appraiser with Garland & Salmon, Real Estate Appraisers and Consultants and is active in the appraisal and analysis of single and multi-family residential, commercial office, retail, light industrial, speculative land, development land, and agricultural land. Mr. Salmon is also active in providing valuation services in support of litigation, of properties affected by eminent domain actions, and is practiced in appraising fee and easement interests.

In addition to appraisal, Mr. Salmon is active in the analysis of various complex and special purpose properties; including the valuation of conservation easements, fractional interests, and complex or specialized property highest and best use. Mr. Salmon is certified by the State of California Office of Real Estate Appraisers as a Certified General Real Estate Appraiser (AG044622), and holds the MAI designation of the Appraisal Institute. Mr. Salmon was the 2022 President of the Northern California Chapter of the Appraisal Institute and is currently serving as Immediate Past President.

EMPLOYMENT

May - 2021	Owner, Garland & Salmon
May - 2018	Partner, Garland & Salmon
December - 2014	MAI designated Appraiser Employed with Garland and Associates as an Associate Appraiser
August - 2010	State of California Licensed Certified General Appraiser Employed with Garland and Associates as an Associate Appraiser
September - 2006	Employed with Garland and Associates as a Real Estate Analyst
2001-2006	Rent.com - Santa Monica, California - Regional Sales Executive

PROFESSIONAL QUALIFICATIONS
STEVEN M. SALMON, MAI (Continued)

EDUCATION

University	Pomona College, Claremont, California, Bachelor of Arts in English (2001)
Appraisal Courses	<p>Appraisal Institute: USPAP Update (2022) Standards of Professional Business Practice & Ethics (2019) Solving Land Valuation Puzzles (2018) Uniform Appraisal Standards for Federal Land Acquisitions (2018) Valuation of Conservation Easements (2016) Application & Interpretation of Simple Linear Regression (2016) Litigation Appraising: Specialized Topics & Applications (2016) Condemnation Appraising: Principles & Applications (2015) The Appraiser as an Expert Witness: Preparation & Testimony (2015) Advanced Applications (2011) Advanced Sales Comparisons & Cost Approaches (2009) Real Estate Finance Statistics and Valuation Modeling (2009) General Appraiser Report Writing and Case Studies (2009) Advanced Income Capitalization (2008) General Appraiser Market Analysis and Highest & Best Use (2008) General Appraiser Site Valuation & Cost Approach (2008) General Appraiser Sale Comparison Approach (2007) Basic Income Capitalization (2007) Basic Appraisal Procedures (2006) Basic Appraisal Principles (2006)</p>

RECENT PROFESSIONAL ACTIVITIES

Appraisal Institute - Northern California Chapter:
 President (2022)
 Treasurer (2021)
 Secretary (2020)
 Director (2018 - 2019)
 Lake Tahoe Conference - Speaker (2022)
 Spring Conference - Speaker (2018)
 Commercial Symposium - Speaker (2016)

**PROFESSIONAL QUALIFICATIONS
MATTHEW ATWOOD**

Matthew Atwood is an Appraiser with Garland & Salmon, Real Estate Appraisers and Consultants and is active in the appraisal and analysis of a wide variety of property types, including but not limited to both single and multi-family residences, commercial business parks, commercial office, industrial, retail centers, parking garages, and various subsections of land such as speculative, development, rural and agricultural. Mr. Atwood is also active in providing valuation in support of litigation and of properties affected by eminent domain actions. Areas of practice include, Northern and Central California, with extensive work in the greater Bay Area and Sierra Nevada markets. Additional areas of service have included Oregon, Washington, Alaska, and Pacific Islands.

Matthew Atwood is certified by the State of California Office of Real Estate Appraisers as a Certified General Real Estate Appraiser (3005100), and is a Candidate for Designation, Appraisal Institute.

EMPLOYMENT

December 2022 - Present	Senior Appraiser, Garland & Salmon
November 2020 - November 2022	Senior Appraiser, Joseph J. Blake & Associates
November 2020	State of California Licensed Certified General Appraiser
April 2017 - November 2020	Trainee Appraiser, Joseph J. Blake & Associates
2016	Sale Development Representative, Boomtrain
2014-2015	Marketing and Sales, Radsport USA

PROFESSIONAL QUALIFICATIONS
MATTHEW ATWOOD (Continued)

EDUCATION

Education University of Oregon, Bachelor of Arts in Business (2014)

Appraisal Courses **Appraisal Institute:**

Advanced Market Analysis and Highest and Best Use
 Advanced Income Capitalization
 USPAP Update
 Federal and California Statutory and Regulatory Laws
 General Appraiser Sale Comparison Approach
 General Appraiser Market and Highest & Best Use
 Business and Ethics
 General Appraiser Income Approach Part 1 & 2
 General Appraiser Site Valuation and Cost Approach
 Rural Valuation Basics

American Society of Farm Managers and Rural Appraisers:

Uniform Appraisal Standards for Federal Land Acquisitions
 (Yellow Book)

RECENT PROFESSIONAL ACTIVITIES

Appraisal Institute - Northern California Chapter:

East Bay Branch Chair 2023
 Technology and Networking Chair April 2019-Present
 New Appraiser Professional Networking Chair 2019-2023
 Tahoe Conference Committee 2022-2023

APPRAISAL ASSIGNMENT

The following is a summary of an appraisal of a 8,498 Square Foot (SF) downtown commercial site that is improved with a historic building containing 2,882 rentable SF that is commonly known as the Lawler House, located in the heart of the city of Suisun City Downtown Waterfront District, Solano County, California. The building improvements are in substandard condition and no longer supports an economic use. This appraisal is intended to be in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP). The value opinions are in terms of cash or cash equivalence.

CLIENT, INTENDED USE & USERS

The Client is the City of Suisun City. The intended use of this appraisal is to serve as a valuation guide for decisions relating to the potential sale of the property. The intended users are the Client and appropriate City staff.

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 & Salmon.

DATES OF APPRAISAL

May 9, 2023 (date of value)

May 9, 2023 (date of physical inspection)

June 5, 2023 (date of report)

PROPERTY RIGHTS APPRAISED

The subject property in its substandard condition does not support occupancy, and is not leased on the date of value.

This is an appraisal of the fee simple interest in the subject property. *Fee simple interest* is defined as “absolute ownership, unencumbered by any other interest or estate.”¹ However, all ownerships are subject to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

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

The purpose of this appraisal is to form a current opinion of market value for the subject property; a 8,498 Square Foot (SF) downtown commercial site that is improved with a 2,882 rentable SF historic building commonly known as the Lawler House that has been converted to a

¹ *Dictionary of Real Estate Appraisal*, 7th Edition, The Appraisal Institute

² *Dictionary of Real Estate Appraisal*, 7th Edition, The Appraisal Institute

professional office use that is in substandard condition and no longer supports an economic use.

The property is located in the heart of the City of Suisun City Downtown Waterfront District; due to its downtown parking district location and the significant allowed development density of the subject site's zoning the subject property improvements are an under utilization of the site. Further, considering the condition of the improvements and their substantial cost to cure, the dominant value character of the property is the subject property site.

The Client has requested, we provide two opinions of value.

1. We will opine an opinion of market value for the subject site As-Vacant; without consideration of the existing building improvements.
2. We will opine an As-Is opinion of market value for the professional office building improved subject property in its current substandard condition.

As will be shown in this report, the subject's current condition and the cost associated with remediation and repairing the building improvements result in the land value being the dominate value character. As a result, the As-Is value reflects the As-Vacant value less the anticipated costs to remove the improvements.

We will first form an opinion of the market value of the fee simple interest in the subject site As-Vacant. Once a value opinion has been opined for the As-Vacant subject site, we will opine an As-Is market value opinion that considers the cost to remove the existing building improvements.

In order to form opinions of value we will analyze those external and internal characteristics of the property that may have an impact on value. As a means of quantifying value, various marketplace activities will be analyzed.

In our opinion, due to the subject's significantly substandard market condition its cost to cure and resolve the buildings to a market typical and tenantable condition exceed it's remediated value. Thus, the property does not compete in the as-improved market place for a value-add redevelopment opportunity. As such, we have valued the subject via the Sales Comparison Approach As-If vacant land, and then deducted the costs of demolition to arrive at an As-Is improved value.

The Cost Approach was utilized in considering the redevelopment potential of the existing building improvements. The Cost Approach has not been utilized to develop an opinion of value due to the cost to cure the building's substandard condition exceeding its value. The Cost Approach is not how the market would consider valuing the subject in its current condition.

The subject property does not have any level of durably contracted income, and does not compete in the marketplace as a leased investment. The Income Approach largely mirrors the perspective of cash flow oriented investment buyers; as the subject property does not compete as a leased investment; the Income Approach was not considered to be appropriate for this appraisal assignment.

LOCATION

The subject property is located in the City of Suisun City, in Solano County, California. More specifically, the site is located in the heart of the City of Suisun City Downtown Waterfront District within the center of the downtown block bordered by Main Street to the west, Kellogg Street to the east, Solano Street to the north, and Morgan Street to the south.

A 38,000+ SF, two-story mixed use project known as Harbor Square built in 2008, and a City of Suisun City interior courtyard and fire place are adjacent to the north, city parking lots are located adjacent to the west and east, and the downtown Suisun community theater is adjacent to the south. The plaza areas surrounding improved city parking lots adjacent to the subject are improved with some city artwork that help to enhance the aesthetic appeal of the immediate market area of the subject. The subject property does not front to a public right of way as it gains access via reciprocal ingress/egress with the adjacent city parking lots. However, the building is reported to have a street address of 718 Main Street.

LEGAL DESCRIPTION

The subject property is located in the State of California, within incorporated Suisun City. The subject property is commonly known as Solano County Assessors Parcel Number (APN) 0032-141-130. A map highlighting the subject parcel is located on the following page.

We were not provided with a current Title Report; however, we have reviewed a copy of an older Title Report dated November 4, 2005. For a complete legal description of the subject property, please refer to the copy of the older Title Report located in the Addenda.



Solano St

California St

Morgan St

Suisun St

Main St

Kellogg St



300 ft

GENERAL ECONOMIC CONDITIONS OVERVIEW

The December 2022 UCLA Anderson Forecast update reports regional and national economic conditions to remain uncertain, with the looming recessionary indications showing. The combined impact of inflation, rising interest rates, declining real wages, and consumer pessimism is slowing growth. In addition, much of the national outlook is based on the Federal Reserve's raising interest rates, and its impacts on inflation. Regionally, California appears to be better suited due to the strength of the construction, service, and defense sectors which could lessen potential recession impacts.

Inflation that once seemed transitory has become persistent, resulting in the Federal Reserve's more aggressive rate increases in 2022. Higher rates are anticipated to slow business investment, leading to increased recessionary risks.

With economist's optimism for the final quarter of 2022 finishing strong, the focus is on 2023, with economic growth anticipated to slow. It is unclear if or when such growth figures will result in a recession, but predictions tend to favor a more mild and brief recession. Economists are watching the intersection of supply chain and inflation, with the easing of supply chain pressures favoring a limited to non-existent recession.

- It is anticipated economic growth will slow to an annual rate of 2% to 3% in the 2nd and 3rd quarters of 2023, with 4th quarter bottoming and then rebounding in 2024.
- Historically, Federal Reserve-driven recessions tend to result in a larger decline in residential and business investments due to increasing interest rates.

As it relates to California, UCLA Anderson Forecast expects:

- The California non-farm jobs number has surpassed the February 2020 level by 31,000 jobs- although the breakdown in sectors is more pronounced, with leisure and hospitality still suffering, lacking 170,000 jobs.
- Housing still trails the peak of 2021, with October 2022 median price 8.4% below the high-water mark.

In spite of the slowing economy, continued demand for limited housing stock leads to a forecast of a continued surge in construction. With the expansion of accessory dwelling units and infrastructure projects, this sector will help offset the more national impacts of rising interest rates. Overall, California is better suited for a slowing or recession of the national economy.

We note that since the 2022 December Forecast, the global banking system has had additional turmoil surrounding the collapse of Silicon Valley Bank, March 10, 2023 and First Republic Bank, May 1, 2023. This has put further stress on the current economic position of both the nation and California. Financial market participants remain worried about continued federal rate increases while the banking sector has yet to land on solid ground. While not to the level of the 2008 banking crisis and following recession, the market is clearly aware of continued issues within the economy and recession is a worry.

COVID-19 PANDEMIC OVERVIEW

COVID-19 is a commonly referenced name for the severe acute respiratory syndrome first identified by the World Health Organization during December 2019 and began to impact the United States economy in February 2020. Since then there has been a pandemic spread throughout most of the world and resulted in widespread economic impacts not seen since the Great Recession in 2008/2009.

The infection and death rates do not mathematically relate to this appraisal. However, the depth and breath of this virus spread is important to this appraisal.

More directly related to real estate markets are the economic impacts of the pandemic. During the spring of 2020, the number of employed persons plummeted by nearly 25 million or 16%. Of course initially this loss of wages had huge impacts, part of which were mitigated by various government agencies and projects.

The apparent significant pandemic economic ramifications among others include:

- A breakdown in many product supply chains. Shortages of a wide range of goods and some services are widely evident in stores, online retailers, and distribution warehouses.
- Employee shortages have been widely evident in many historically lower wage rate employment categories, particularly in the retail, hospitality, and restaurant industries. Many retail and restaurant enterprises continue to not be able to staff full historical operating hours.
- After historical inflation being in the range of 2%, the January 2021 to January 2022 CPI increase was 7.8%. Other notable areas of inflation which are not directly measured within the CPI include lumber and other building materials, lodging, and rental cars. The

marketplace effects of these non CPI measured inflation rates have yet to fully work their way into CPI measured factors. Inflation of these rates has not existed since the 1980s. Controlling inflation has been a major focus of government agencies throughout 2022, directly impacting the real estate markets with changes in mortgage rates.

Traditionally, during periods of greater rates of inflation there is a flight of capital from paper investments (stocks, bonds, cash and other financial instruments) to hard tangible assets. While there are other tangible reinvestment targets such as precious metals and commodities, the primary tangible asset reinvestment target has been real estate. That is the case with this COVID-19 economy induced inflation cycle.

In a broad perspective, there has been significant harvesting of stock market profits to be reinvested in real estate. As with everything else in this COVID-19 economy, some real estate categories have done well and some have stumbled; the COVID-19 economy has had a diverse spectrum of real estate impacts that are property type and local market driven.

In 2022, the macroeconomic impacts of the pandemic became more normalized; however inflation worries have impacted some sectors, and the aggressive rate raising in Federal Reserve policy has impacted interest rates.

We note that as recessionary fears increase and interest rates continue to increase, there has been a pull back in development and an increasingly less risk tolerant lending environment. Redevelopment of the subject has substantial development risk, resulting in a more limited pool of potential buyers who would be looking to buy and hold until market conditions improve.

SOLANO COUNTY & SUISUN CITY / FAIRFIELD MARKET AREA OVERVIEW

The purpose of this report section is to highlight and provide historical information on economic issues that are relevant to the area economy on the date of value, and in relevant real estate marketplaces. Solano County is located roughly midway between San Francisco to the southwest and Sacramento to the northeast, and is the most eastern of the San Francisco Bay Area's nine counties.

The majority of the urban areas in Solano County are positioned along Interstate Freeways-80 and -680, which converge in the center of the county. An area map is located on the following page.

The major element of growth in Solano County has been migration into the county by both businesses and families. The county offers rare circumstances found nowhere else in the San Francisco Bay Area, being most notably relatively affordable housing, available and reasonably priced land, nearby educational opportunities as well as a wide variety of recreational activities.

Geographically, Solano County extends from Vallejo on the southwest to Dixon on the northeast, but locally the county is referred to as southern Solano County and northern Solano County. Southern Solano County is located adjacent to the Sacramento River Delta, Suisun Bay as well as San Pablo Bay, and consists of the three waterfront communities of Vallejo, Benicia and Rio Vista. Northern Solano County consists of the county seat city of Fairfield and the cities of Suisun City, Vacaville and Dixon.

Regionally, Solano County is a secondary market area that is located on the fringe of the core Bay Area; historically it has been the least affluent of the nine Bay Area counties, and has historically developed to provide lower cost suburban housing for workers commuting to employment centers located in core Bay Area market areas, and to a lesser extent to Sacramento market area employment centers.

The subject property is located in Suisun City. Adjacent Fairfield is the 2nd largest city, and is the County seat. Based on ABAG and other population studies, it is anticipated that work centers within a 1-hour commute of the Fairfield-Suisun area are expected to remain strong throughout the decade.

This area is particularly appealing to households who split the commute between the major employment centers of Contra Costa County/the inner Bay Area and the Sacramento area. In



Cannon

Mankas Corner

Green Valley

Rockville

Russell

Cordelia

Clima

Fairfield

TOLENAS

TRAVIS AFB

Subject
Suisun City

Dwight D. Eisenhower Hwy

80

680

12

12



addition, families are attracted to moving to the Fairfield-Suisun area from larger and more expensive population centers to avoid congestion, air pollution, crime, poor schools and to improve the general quality of life.

Major corporations having a profound signature presence in the Fairfield-Suisun area include Anheuser-Busch and the Jelly Belly Candy Company that manufactures the world-renowned Jelly Belly jelly beans, as well as other candies.

Travis Air Force Base, a major area employer, is clearly increasing in importance and thus would appear to indicate that the future of Travis is relatively secure. Travis is the primary Air Mobility Command base for the United States west coast, and the Base is also the host of other large aircraft missions for both the Army and Navy.

The March 2023 California Association of Realtors Single Family Home Sales and Price Activity report is shown in the following table; highlighting the regional median home price disparity between Solano County in comparison to core Bay Area counties, and its historical rank and appeal in comparison to other comparably lower cost Sacramento Valley counties.

Median Sold Price of Existing Single-Family Homes					
S.F. Bay Area	Mar-23	Feb-23	Mar-22	Price	Sales YTY%
				YTY% Chg	Chg
Alameda	\$1,225,000	\$1,100,000	\$1,430,000	-14.3%	-36.8%
Contra Costa	\$852,500	\$760,000	\$965,900	-11.7%	-42.7%
Marin	\$1,600,000	\$1,447,500	\$1,720,000	-7.0%	-39.4%
Napa	\$890,000	\$830,000	\$965,000	-7.8%	-32.7%
San Francisco	\$1,700,000	\$1,465,000	\$2,060,000	-17.5%	-37.9%
San Mateo	\$1,860,000	\$2,080,000	\$2,280,000	-18.4%	-37.7%
Santa Clara	\$1,700,000	\$1,500,000	\$1,950,000	-12.8%	-31.9%
Solano	\$585,000	\$555,000	\$610,000	-4.1%	-21.3%
Sonoma	\$829,000	\$774,500	\$829,000	0.0%	-31.8%
Central Valley	Mar-23	Feb-23	Mar-22	Price	Sales YTY%
				YTY% Chg	Chg
Merced	\$400,000	\$381,950	\$385,000	3.9%	-38.1%
Placer	\$641,000	\$633,750	\$701,730	-8.7%	-22.7%
Sacramento	\$500,000	\$499,000	\$560,000	-10.7%	-31.9%
San Joaquin	\$544,550	\$491,500	\$550,000	-1.0%	-17.5%
Stanislaus	\$449,000	\$429,900	\$470,500	-4.6%	-34.3%
Yolo	\$618,030	\$550,000	\$657,000	-5.9%	-18.9%

The subject property is located in Suisun City, between Fairfield on the north and the protected Suisun Marsh on the south. The location of the Suisun City along the waterfront offers a unique opportunity for waterfront development; this has only been explored during the past two decades. Very limited waterfront property is available for development in the Bay Area counties. With the anticipated growth patterns in Solano County, high profile development of the Suisun waterfront has been of increasing interest but has yet to materialize during the last decade.

In 1983 Suisun City adopted a specific plan for the historic and waterfront areas to revitalize and rehabilitate Old-Town and the waterfront area. The specific plan included a working waterfront, a historic and viable Main Street area, and an Amtrak rail station. The Amtrak station is on the Capitol Corridor route, which serves the East Bay area and the Sacramento Metroplex, and extends from San Jose to Auburn.

The marina-oriented waterfront has become a popular recreational destination for local residents and those residing outside the area. It is clear that Suisun has made positive strides in increasing the social and economic viability of Suisun City since the 1980s, and it also has been successful in establishing an identity separate from that of Fairfield. The city leaders of Suisun City have made a strong effort to promote the new Waterfront District in Suisun City, and numerous festivals, events and summer music concerts are successfully raising the area's profile.

However, Suisun City has not seen the growth or increased positive image that was once projected. There has been limited meaningful new development that has significantly improved demand or increased traffic for the downtown waterfront area. Commercial space located in the newer Harbor Square development area has sat vacant since its delivery in 2008. While the local restaurants have continued to draw patrons, the overall downtown waterfront area has not seen a substantial expansion of development demands, or improved market perception that warrants substantial new development.

The Solano Transportation Authority developed a new office building at 432 Main Street, with the opening in 2022, and a 71-unit residential development located on Cordelia Street, Chrystal School site west of downtown, are the only two major projects in the Suisun City downtown waterfront district. While these indicate some demand, the Transportation Authority is a public agency and its development does not directly correlate to market demand or feasibility for a private market investor. The 71-unit project was commenced during the peak of the residential market in 2021, and while the current conditions for such development are inferior to 2021, the project is still moving forward with horizontal site development. It should be considered that

there are two other larger-scale multi-family projects in Suisun City which are located outside the subject's competitive market area that indicate more regional multi-family development activity.

We note that FEMA flood plain mapping for the downtown waterfront of Suisun City has likely impacted developer interest and the financial feasibility of new development. A large portion of this area is under the Zone AE flood plain designation that requires flood insurance or that improvements be built above the flood level, substantially increasing site development costs and increasing the overall project risk of bringing a new project to fruition.

Overall, the Waterfront District Specific Plan and the area it encompasses west of Suisun Slough have struggled to make positive strides over the last cycle. Historically, the area was seen as a positive move forward for the city, but it has yet to realize its full potential. As a result, market perceptions are still muted, with hope for more development and growth in this sector over the long term.

COMMERCIAL MARKETPLACE OVERVIEW

At this time, we wish to comment on our view as to the overall state of the area wide commercial real estate marketplace, and how we will relate that view to our analysis. Following the 2008 recession, the overall marketplace stabilized in the second half of 2011 when positive absorption began occurring; albeit with modest annual absorption levels. With strong growth in the residential market in 2015-2018, the wider commercial market saw year-over-year appreciation going into 2020.

As covered in our Covid-19 section, the commercial real estate market was impacted by the pandemic with the varying property types, classes, and markets all experiencing different levels of disruption or growth. A notable change has been the focus on housing as housing prices saw record breaking appreciation in a short period of time. In other commercial sectors the impacts were less positive, with stay-at-home orders, office property and some retail uses struggling to maintain economic feasibility.

As of spring 2023, the volatility related to the pandemic has largely left the market and the focus has now moved to interest rates and recessionary fears. Investors are more concerned about risk, and there are fewer dollars available in the marketplace. While most market segments have returned to near pre-pandemic levels of stability, office properties are still suffering with lack of demand and retail is continuing to experience contracted demand that likely stems from a move to online shopping and away from historical retail sectors.

Marketplace tolerance for risk is low; despite notable increases in demand and value for some prime assets, participants continue to prefer to compete for prime assets rather than attempt unproven, or secondary assets. It appears that until competition for prime assets boils over, the secondary asset marketplace will continue to see underwhelming levels of demand and absorption.

OFFICE MARKETPLACE OVERVIEW

Generally speaking, the Competitive Market Area (CMA) of the subject property is overbuilt. Napa County is generally superior to Solano County both in terms of absorption and market rental rates; Fairfield/Suisun and Vacaville are generally rated as similar submarkets, with the Green Valley area of Fairfield typically generating slightly higher absorption and market rent rates due to superior linkages to the East Bay market area. Overall, Suisun City encompasses a smaller percentage of the overall square footage of office space in the area and is generally considered a small submarket of the larger Fairfield market.

Despite the robust growth of the Bay Area office marketplace over the previous multi-year expansion cycle, the pandemic has significantly impacted the demand for office space in the prime Bay Area markets. Solano County has typically been a commuter residential location for the core Bay Area and Sacramento Metroplex regional market areas. This dynamic results in only moderate job growth occurring in Solano County when the Bay Area and Sacramento regional market areas experience growth, and more significant loss when demand drops. As these markets struggle, tenants once attracted to the cheaper Fairfield/Suisun City market place, are drawn back to the core Bay Area markets, and vacancy in the secondary and tertiary markets has increased.

The CMA of the subject property has typically been dominated by government users, and owner users. Historically stubbornly high vacancy levels has led to lackluster rent growth, effectively resulting in the lack of new construction. Prior to the pandemic in 2020, within the CMA of the subject property, health care providers and healthcare related general office users have been more active in the marketplace; North Bay Healthcare, Sutter Medical Group, and Partnership Health Plan have all constructed owner occupied medical and general office buildings.

Outside of the growing healthcare providers in the CMA of the subject, demand has been otherwise underwhelming resulting in stubbornly high occupancy levels and lackluster rent growth. Market data aggregator, CoStar reports that the current vacancy rate for the Fairfield/Suisun office submarket is around 14%, and projected to continue climbing to 15% in

the coming year. Historical vacancy was reported to be around 14%, with limited market rent growth. There is little to no small office development in this CMA, which generally indicates the lack of financial feasibility for developing new office product.

Overall, the impacts of the pandemic on office space users in both prime and secondary markets such as the subject, has resulted in increased vacancy and limited rental rate growth. Both large and smaller user spaces continue to exhibit lackluster levels of demand and there is not indication of this changing soon.

Through the Covid-19 pandemic there has been wide reaching impacts on the historical use of office space and thus impacts on the office real estate segment as a whole. The widespread expansion of the remote work has shifted the market place with end-users favoring to work from home than occupy an office full time. This has greatly reduced the demand for office space and altered the total square footage firms need. As such, lease re-newels for office space have plummeted and rental rates have seen drastic reductions with office space vacancy climbing to unseen levels.

Due to these changes in office demand, we are seeing lower valuations and higher rates for office properties. There is general worry that we are heading into a period of defaults of offices loans as renewals become due.

It appears at this time the strength of the office market in the CMA of the subject is the relatively low cost of living and business expenses, and the Vacaville/Fairfield/Suisun submarket is a secondary market area whose primary advantage is low rent levels. Due to the sector wide lack of demand and the impacts of the pandemic, it is anticipated the office market in the CMA of the subject property will not significantly improve in the near term.

RESIDENTIAL MARKETPLACE OVERVIEW

The table on the following page shows single family residential market trends for the Solano County market area gleaned from BAREIS® MLS records that highlights annual total sale transaction volume and median price levels, as well as year over year median home price trends for the time period of 2016 through April 12, 2023. This data was researched utilizing the Bay Area Real Estate Information Services (BAREIS) MLS database.

BAREIS® Multiple Listing Data

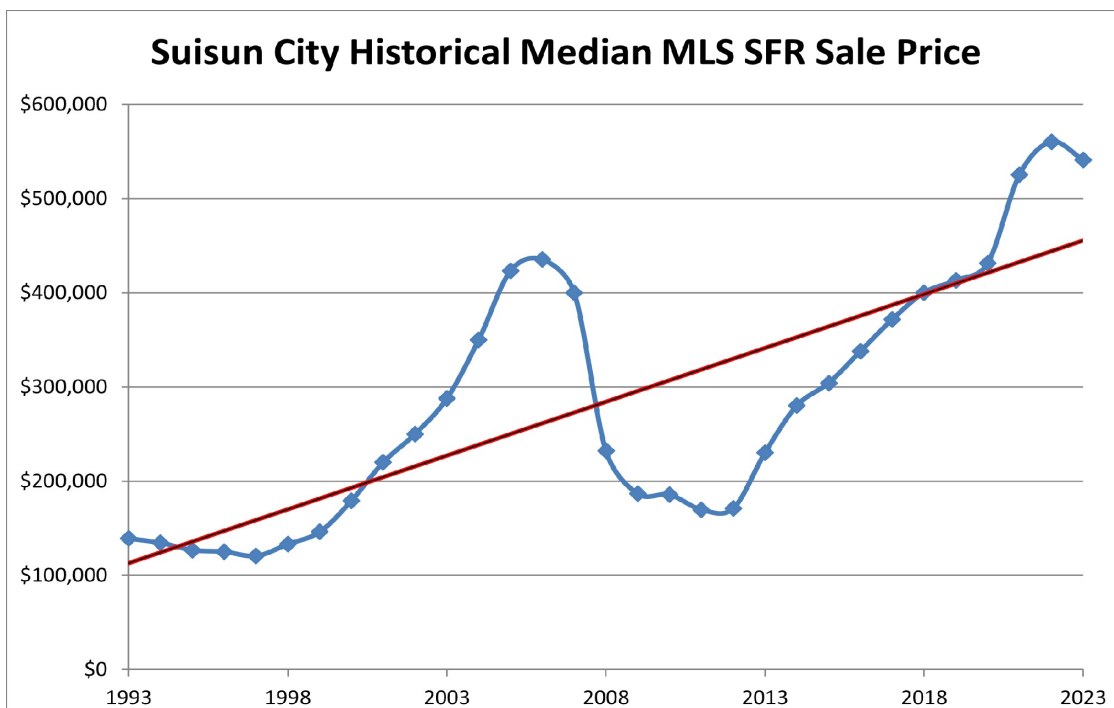
	2016		2017		2018		2019		2020		2021		2022		2023*			
	# Sales	Median \$	# Sales	% ±	# Sales	% ±	# Sales	% ±	# Sales	% ±	# Sales	% ±	# Sales	% ±	# Sales	% ±		
Competitive Market Area (CMA)																		
Benicia	260	\$609,600	258	9.8%	241	4.9%	252	5.6%	272	-2.5%	271	6.2%	194	20.2%	52	3.0%	\$827,500	-4.4%
Dixon	190	\$380,500	194	8.9%	205	10.4%	213	6.0%	266	1.1%	281	8.0%	285	17.3%	84	10.1%	\$606,453	-3.4%
Fairfield	1,367	\$415,000	1,301	9.2%	1,291	3.1%	1,254	8.6%	1,294	0.5%	1,331	10.2%	955	11.7%	281	9.6%	\$624,000	-1.0%
Suisun City	404	\$337,750	415	11.1%	280	10.0%	317	7.7%	313	3.3%	347	4.4%	246	21.8%	73	6.7%	\$541,000	-3.4%
Vacaville	1,369	\$400,000	1,293	9.6%	1,194	5.0%	1,245	8.3%	1,415	2.9%	1,489	6.8%	1,110	16.0%	294	8.8%	\$607,500	-3.7%
Woodland	583	\$350,000	546	7.7%	513	8.9%	573	5.0%	604	12.5%	668	0.6%	460	16.0%	126	4.8%	\$520,000	-5.5%
Solano County	5,128	\$385,000	4,927	10.0%	4,561	6.5%	4,662	8.5%	4,987	1.1%	5,323	8.9%	4,309	15.3%	1,155	6.2%	\$580,000	-3.3%

Strong annual home price appreciation occurred up to 2018; with prices flattening a bit in 2019. However, the market began building increasing levels of momentum in 2020, with 2021 appreciation rates being robust due to strong levels of demand, limited supply, and historically low interest rates.

Due to rapidly increasing interest rate trends in the 2nd half of 2022, the marketplace began to clearly shift. The majority of cities saw a drop in sales and lower price appreciation in 2022. As mortgage rates have not gone down in 2023 and recessionary fears continue to grow, the data for 2023 indicates the potential for a major downward shift. At this time there is no projection for a reversal of the current downward trend. However, due to supply continuing to lag behind general demand, price declines have been relatively moderate thus far as compared to the changes seen in 2007-2008.

For perspective, historical price levels in Suisun City are shown in the following graph, which tracks Median home price trends over the 1993 to 2023 (Year-to-date, April 12, 2023) time period.

The blue line tracks the changes in annual median home prices in Suisun City, with the red line being the historical trend line over the 30-year period. The volatility of the most recent boom and bust cycles are clearly demonstrated in the blue line, as well as the historical appreciating value trend over time, as demonstrated by the red trend line. Additionally, it appears the pricing peaked in 2022 and is now trending downward.



After rapidly rising price levels from 2001 to 2005, the marketplace began to shift in 2006 and 2007, prior to the dramatic bust cycle occurring in 2008 and 2009. After a few years of bouncing around the bottom, the market clearly recovered and was appreciating slowly into 2020. During the pandemic the pricing spiked significantly and now appears to be falling again.

The CMA of the subject continued to see positive annual appreciation into 2022; however, the decline in overall transactions was a leading indicator that the growth seen in 2021 was transitory. So far in 2023 the decline in pricing for Suisun City is similar across the county, and this data is only from the first 5 months of the year, with the remaining months of the year expected to continue to worsen. It is unclear how much further the median pricing will fall as the current pricing is still significantly above pre-pandemic levels. If the median home price falls drastically in the remaining months of 2023, feasibility for new projects might come into question as construction and development costs do not always correlate to falling home prices.

We additionally note, that due to the record low mortgage rates in 2020 and 2021, many home buyers have long term loans locked in that disincentives selling their current homes in hopes of moving into a new one as current new mortgage rates are much higher. It is reported that this lack of supply has impacted the supply of homes for sale and impacted the residential market. As a result, new homes are now making up a larger portion of the transaction volume as there is limited supply of existing houses, and developers can offer unique financing options not found in the used market.

California and the CMA of the subject has historically been under supplied in terms of housing and it is anticipated that effective housing demand will remain, albeit at lower levels than during the peak pandemic. In our opinion, effective demand has waned due to increased borrowing costs and while the historical lack of supply issues remains; the overall housing market and the subject's CMA will likely continue to see a downward trend in pricing until recessionary indicators reverse.

RESIDENTIAL DEVELOPMENT LAND

Following is a brief summary of the changes occurring in the residential development land marketplace over the last growth phase; with a discussion of the impact of the Covid-19 pandemic, and the current market environs which are reported to have notably deteriorated. Market participants generally stated that development land prices remained fairly flat over the 2014 to 2019 time period, with increasing single family home development costs largely keeping pace with rising single family residential values.

Similar to historical trends, as long as the core Bay Area remains economically vibrant, Solano's economy/real estate market will typically exhibit upward value trends. Prior to Covid-19, due to dwindling supply, land price up-trending was noted in some secondary market areas; particularly areas that have market preferred regional linkage attributes to the employment centers within the core Bay Area, and/or sites with regional transportation oriented development potential. Sites were regularly acquired contingent upon a tentative map and development agreement being entitled prior to close of escrow, which is now the dominant transaction structure in the marketplace.

Starting in 2020 some upward pricing trends were observed despite rising development costs and fees. Over the 2020 to 2021 time period there was a building trend for homebuilders to acquire unentitled, or minimally entitled land; as after several years of growth the glut of entitled inventory had been largely absorbed, and demand was increasing to build for newly entitled and developed land tracts.

Secondary market areas such as Solano County were seeing upward value movement; due to urban flight and increased demand due to increased access to work from home opportunities, and historically low interest rates. The increasing work from home trend has created new out migration from expensive urban core market areas to suburban market areas. In conversations with developer/homebuilder professionals active in the Solano County marketplace, they indicated that particularly within the last two years the number of buyers from the core greater SF Bay Area has notably increased.

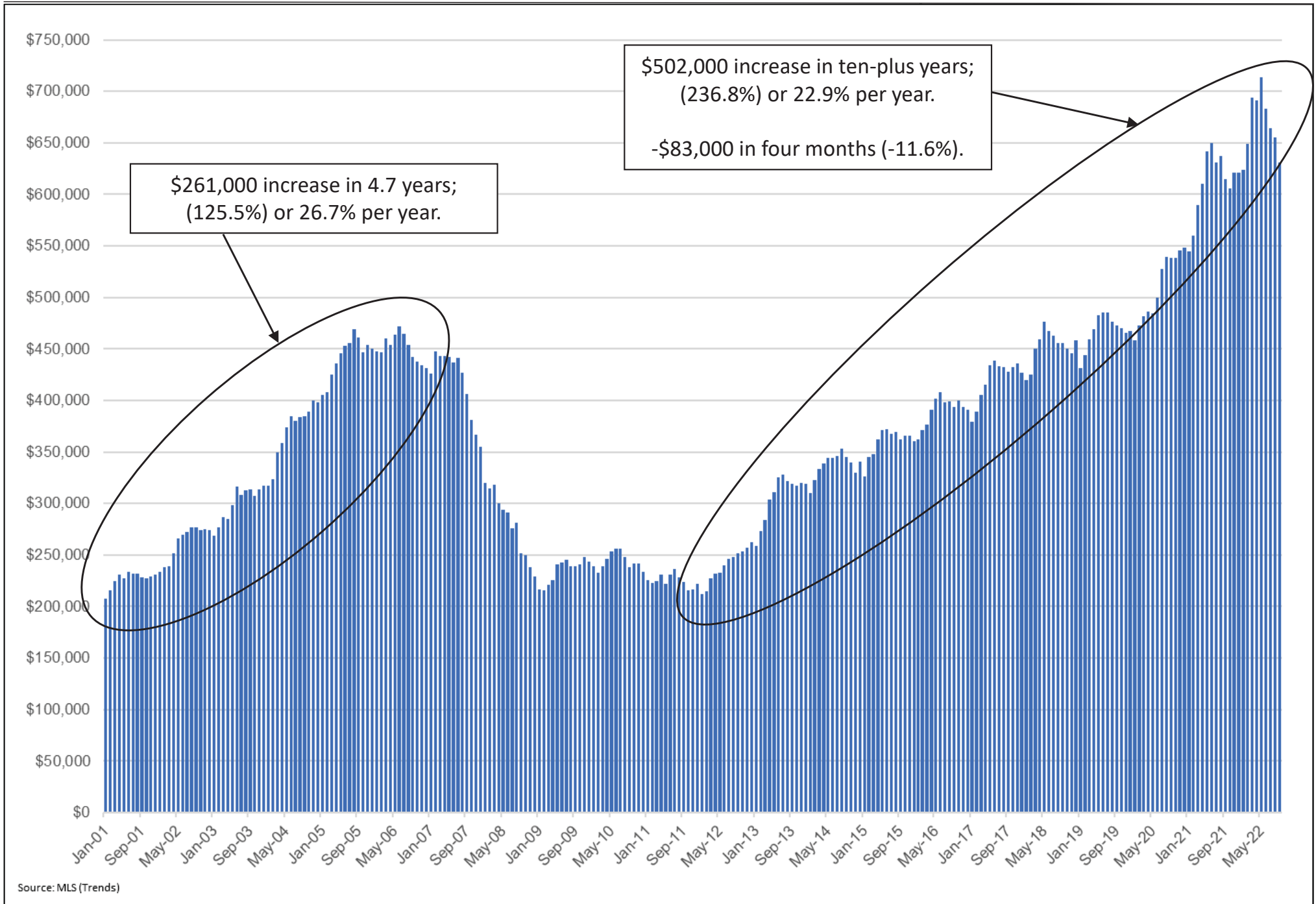
With robust levels of residential demand continuing to exceed supply, and with this dynamic being accelerated due to the strong Covid-19 single family residential market, demand was on the rise. However, by the middle of 2022 the Federal Reserve began an aggressive policy of raising interest rates, and the historically aggressive rise in interest rates is choking buyer effective demand.

The central bank's moves pushed mortgage rates from 3% at the start of the 2022 to 7+% at its peak; with current rates receding a bit, due to recent reports that inflation factors are improving. The Mortgage Brokers Association reports purchase applications are down 32% year over year; reflecting the impact current mortgage rates are having on buyer demand.

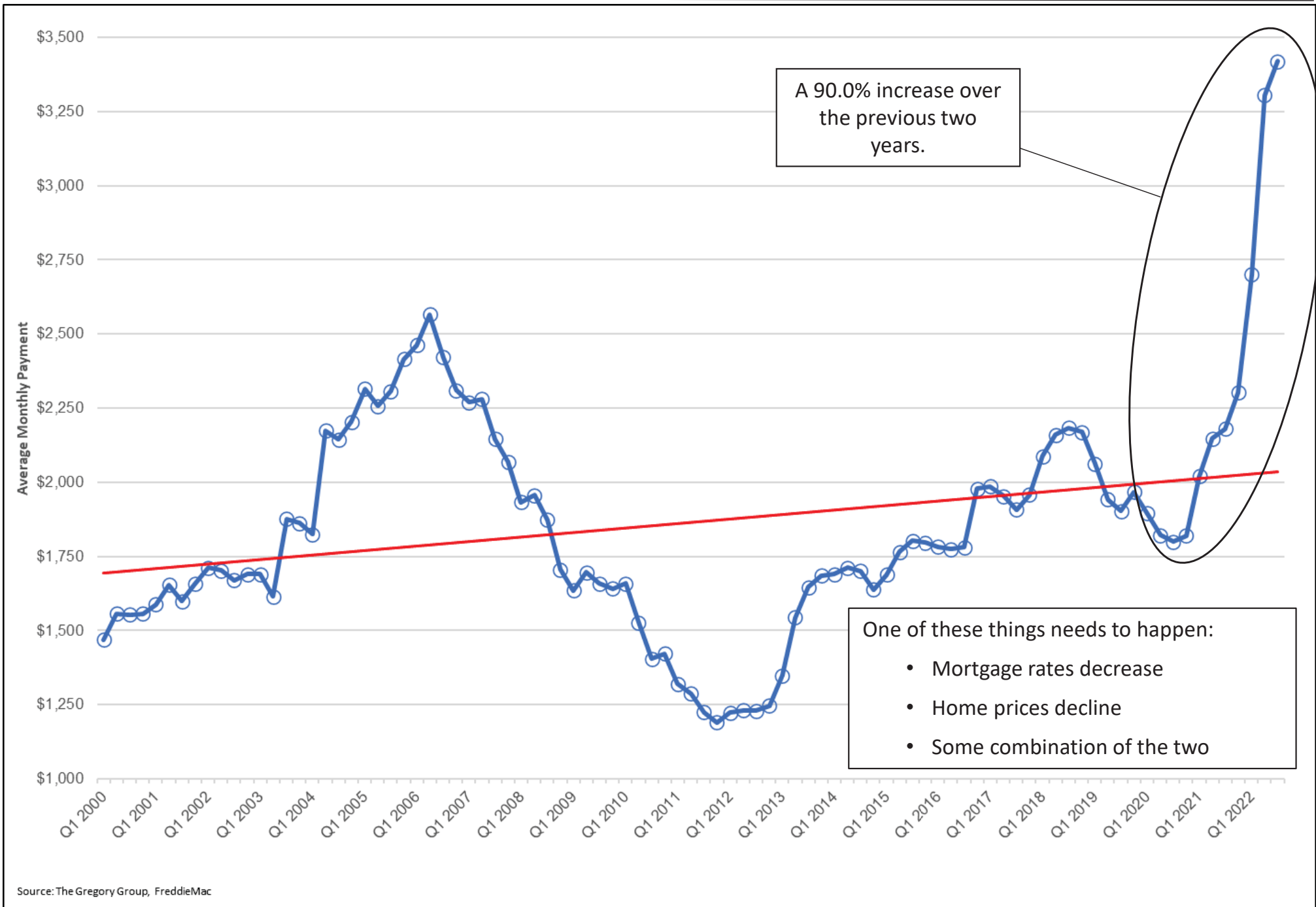
On the following page is a slide prepared by the Gregory Group; a leading Northern California residential market research and analysis firm. The slide highlights month by month home pricing changes for the larger Sacramento Valley region going into the end of 2022; which generally tracks similarly, but slightly lower than the Fairfield/Suisun City location of the subject (due to superior regional linkages to the Bay Area). We note that there have been few transactions since late 2022, thus this data is still relevant and beneficial to our analysis.

The graph highlights the robust rise in housing prices prior to the great recession; in comparison to the increase in home prices over the last growth phase. Following the graph is a chart that highlights the corresponding average monthly mortgage payment over the same period; and graphically demonstrates the historically sharp increase in average monthly payments since the start of 2022 due to historically high pricing levels and historically high interest rates.

Sacramento Housing: Existing-Home Pricing by Month



Historical Average Monthly Payment (Sacramento)



Source: The Gregory Group, FreddieMac

In December 2022 Lennar, a large national home builder, reported that new home sales dipped 15% year over year. Further, lower than expected margins reflect the growing need to offer incentives to reduce cancellations, and possibly lower prices to attract new buyers. However, it was reported by Lennar that their belief is the duration of the correction is going to be smaller, or more limited.

Current levels of confidence are reported to be low, with most expecting a recession; while some predict a sharp decline, followed by a strong recovery in 2024, others predict a deeper multi-year recession. Effectively, the marketplace fears that inflation cannot be tamed without damaging the economy; and that a soft landing after taming inflation will not be possible due to the Federal Reserve over-tightening, and potentially triggering a serious recession.

The CMA of the subject still has competitive advantages as an affordable Bay Area commuter location; however, home prices may need to reset in combination with lower interest rates before a healthy market returns. It appears the long term growth opportunity is there, but timing what happens with interest rates is uncertain; and the longer they remain high, the greater the fall in home prices will be required before housing affordability returns to more historical levels.

However, a bright spot remains that supply remains low; the glut of inventory that was present at the start of the last recessionary cycle is not present now. Levels of inventory are rising as projects that broke ground during the market upswing are now coming online. As noted previously, the percentage of single family home sales in the market that are for new homes is growing.

We note that project's typically take 1-2 years to gain entitlements and approvals in this market area. As such, any development land purchased as of Spring 2023, is looking at delivery of new units at the earliest, late 2024 or early 2025 when most economists seeing the current recessionary cycle ending.

The subject's CMA contains an ample supply of residential development land and only limited activity at this time. The majority of buyers are speculative developers who appear to be waiting for multi-family market rents to reach levels that support feasibility. Due to the significant supply, buyers have multiple options unlike in more densely developed markets. This allows for more strategic development and longer term planning. With a longer term horizon, residential development in this CMA is still attractive to investor/developers who believe they can get in at a good price.

MARKET AREA OVERVIEW

The subject property is located in Suisun City, between Fairfield on the north and the protected Suisun Marsh on the south. The location of Suisun City along the waterfront offers a unique opportunity for waterfront development; this has only been explored during the past two decades. Very limited waterfront property is available for development in the Bay Area counties. With the anticipated growth patterns in Solano County, high profile development of the Suisun waterfront has been of increasing interest but has yet to materialize during the last decade.

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The subject is located in the heart of the Downtown Waterfront District in the center of the downtown block, bordered by Main Street to the west, Kellogg Street to the east, Solano Street to the north, and Morgan Street to the south. The subject property is adjacent to two public parking lots, with two larger city parking lots also in close proximity. The subject site offers above average pedestrian and trafficked exposure attributes within the downtown waterfront market area, and has enhanced character due to the adjacent city maintained courtyard and street art/statues developed around the subject site.

Main Street is a locally trafficked, two-lane bi-directional road extending south from the Fairfield/Suisun Train station on Main Street. Solano Street is a less trafficked, two lane east/west bi-directional road that links the historic residential neighborhoods to the west to the downtown district and the waterfront to the east. The Main Street and Solano Street intersection is locally trafficked, with Kellogg Street and Morgan Street being less trafficked. The site has good linkage attributes to State Highway 12 and average attributes to Interstate 80, located roughly 3 miles to the west.

The subject's immediate market area features mainly residential uses to the west and south of the Main Street commercial corridor. The Main Street corridor features primarily commercial uses, with some multi-story mixed use construction observed.

Commercial uses appear to be the primary uses occurring east of the subject site, between Main Street and the Suisun Harbor; some commercial uses are also observed to the north, clustered around the Amtrak station. To the east of the train station is One Harbor Plaza, a multi-story, multi-tenant commercial office building, and two hotels.

The subject site's proximity to the Suisun Harbor, the Waterfront Plaza, and the Lighthouse provide for atypical and desirable view amenities; the immediate market area of the site is enhanced by its proximity to these public improvements. The subject's immediate market area has desirable pedestrian linkages to the Downtown Waterfront and the Amtrak rail station.

DESCRIPTION OF THE SUBJECT PROPERTY

HISTORY

The subject property is currently held in title by the city of Suisun City. There have been no arms-length transactions of the subject property within the last three years. The property has not been formally marketed, but the City has had informal offers from interested parties, as it is locally known that the City has considered selling the property. In 2021 it was reported that an affordable housing agency was interested in the property but did not make a formal offer. There were no formal offers reported for the subject property within the last three years.

The Lawler House is reported to have been built around 1856 and was moved to its current location in the late 1980s. It was then converted from a residential house to support its recent multi-tenant professional office use. While locally considered to be of historical significance, we could not locate any information that would classify the building as protected due to its historic nature. Likely, due to its move in the 1980s and its redevelopment in support of office tenancy, it no longer would classify for protection. We are not aware of nor has it been reported to us that the building is a potential historical landmark. It is anticipated there are no legal concerns regarding redevelopment of the property.

The building was formally occupied as professional offices and as a local museum. During the inspection we completed in 2018 for a previous report on the property, there were multiple signs of deferred maintenance and resulting water damage. It appears that the water intrusions were not remedied, and the building has suffered from more extensive water damage and mold.

As such, the building was vacated in 2021 or 2022. Then multiple break-ins happened to the now vacant building, and in January of 2023, the building had to be boarded up to prevent further break-ins. The Suisun City building inspector has declared the 3rd floor of the building unsafe due to mold and water damage, and an inspection of this floor was not made. The ground and 2nd floors of the building were inspected, along with the basement.

SITE DESCRIPTION

The subject site has a rectangular shape, and according to the Solano County Assessor, the subject site is 108.25' by 78.50' and features a net developable area of 8,498 SF. The subject site does not front to a public right of way; it gains access via a non-exclusive access and parking easement. The subject site has filtered exposure attributes to Main Street and Kellogg Street. A highlighted assessor's parcel map and an aerial image from Google Earth are located on the following page.

SACRAMENTO

12

SOLANO

13

CALIFORNIA ST.

15

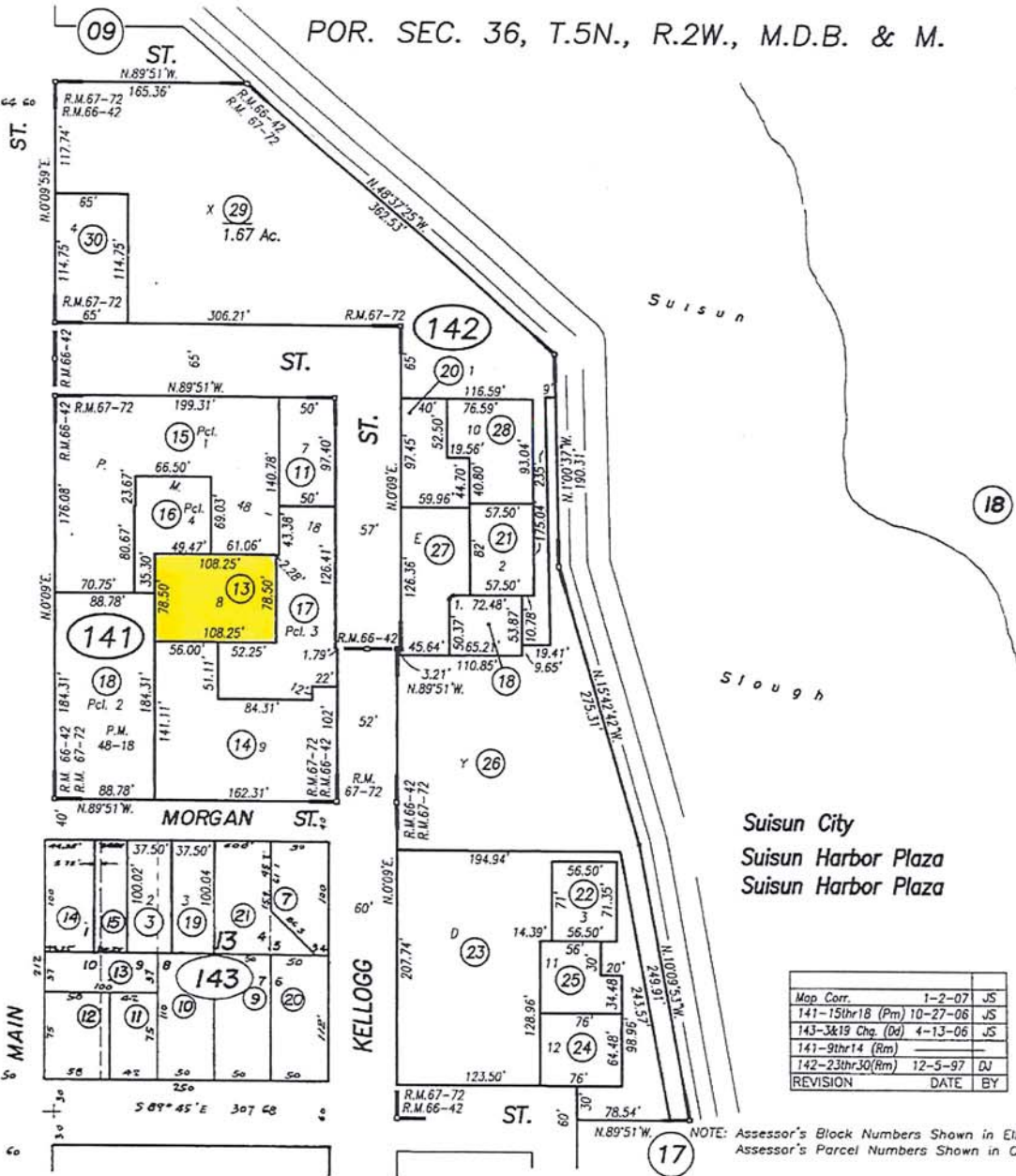
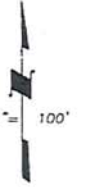
MORGAN ST.

MAIN LINE

POR. SEC. 36, T.5N., R.2W., M.D.B. & M.

Tax Area Code
5017

32-14



1.	R=3.50'	L=5.50'
2.		
3.		
4.		
5.		

Suisun City
Suisun Harbor Plaza
Suisun Harbor Plaza

, R.M. Bk. 1 Pg. 105
Unit No. 1 , R.M. Bk. 66 Pg. 42
Unit No. 2 , R.M. Bk. 67 Pg. 72

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.

Map Corr.		
141-15thr18 (Pm)	10-27-06	JS
143-3&19 Chq. (Dd)	4-13-06	JS
141-9thr14 (Rm)		
142-23thr30(Rm)	12-5-97	DJ
REVISION	DATE	BY

CITY OF SUISUN
Assessor's Map Bk. 32 Pg. 14
County of Solano, Calif.

08-09

APR 10 2008

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



Subject

Main St

Kellogg St

Kellogg St

Kellogg St

Kellogg St

California St

Main St

Morgan St

Morgan St

Morgan St



The subject does not have any developed onsite parking. However, the site is well parked; it is located adjacent to city maintained parking lots to the west and to the east, and there are three other city lots located in the immediate downtown waterfront market area.

A recently constructed (2008) two-story 38,000+ SF commercial/office mixed use project known as Harbor Square and a City maintained courtyard are located adjacent to the north, and the Community theater is adjacent to the south. The Suisun City harbor and waterfront plaza is located in close proximity to the north, and the Suisun City Amtrak Capital Corridor rail station is located roughly a third of a mile to the north as well.

The subject site is improved with an older professional office building featuring 2,882 rentable SF. The building features a historic design and character. However, the building has not been effectively maintained, and the core building components have suffered significant decay due to water intrusion. As a result, the building is no longer usable and requires significant remediation and repair.

The building is an underutilization of the site; as will be further discussed in the Zoning section of the Subject Property Description, the Downtown Mixed Use zoning of the subject site allows for multi-story development not to exceed 60 feet, with an improved building Floor Area Ratio (FAR) not to exceed 3.0.

The subject site is fully finished and is reported to be fully served with municipal services, including water and sewer. The site is also served by PG&E and is reported to have access to all urban services with sufficient capacity to support its development.

Generally speaking, the Suisun Waterfront District was negatively impacted by the new FEMA maps that went into effect on May 4, 2009. Nearly all of the Waterfront District is now in a FEMA Zone AE, a high risk area within the 100-year floodplain, with a reported flood elevation of 10 feet. However, the subject site is one of the few development opportunities within the Waterfront District that is not fully within the FEMA floodplain and likely does not require fill to raise the site for development.

The subject property is not reported to have any known adverse soil stability conditions present on the date of value. Additionally, due to the subject's location adjacent to existing urban development, it does not appear to be burdened by adverse soil stability conditions.

ZONING

The City of Suisun City zoning of the subject is DW, Downtown Waterfront. This signifies the subject is within the Suisun City Downtown Waterfront Specific Plan area.

The subject site is within the Downtown Waterfront Specific Plan and is zoned DMU; Downtown Mixed Use. The zoning is intended for retail, commercial service, office, as well as high density residential. The DMU zoning allows for residential use consistent with Residential High Density (RHD) zones, allowing 24-54 dwelling units per net acre.

The subject site is located in the core downtown district and is identified as a vertical mixed-use opportunity area within the Specific Plan. The subject's DMU zoning allows for up to 80% site coverage ratio, with a maximum building height of 60 feet and a maximum Floor Area Ratio (FAR) of 3.0. This zoning allows for some of the higher density development in the downtown area.

The Suisun City General Plan designation of the subject property is Specific Plan, denoting the subject is within the Downtown Waterfront Specific Plan Area. The current zoning of the subject is believed to be effectively in conformance with the General Plan. There is no reported plans for a zoning change.

TAXES

The subject is owned by a public entity and not subject to property taxes. California law requests the Assessor to reassess a property upon sale, and current levels of assessment are of no consequence to a potential buyer of the subject property.

EASEMENTS

We have reviewed a copy of an older subject property Title Report prepared by Placer Title Company; order number 501-15914, dated November 4, 2005. The report is fairly market typical for the subject's competitive market area. There do not appear to be any onerous title conditions that are believed to impact the subject property's utility, marketability, and/or market value.

During the physical property inspection, no obvious onerous title conditions were observed. It is a specific assumption of this appraisal that there have not been any onerous title conditions recorded on the title of the subject property since November 4, 2005, that would impact its utility, marketability, and/or market value.

FLOOD INFORMATION

The applicable Federal Emergency Management Agency (FEMA) Insurance Rate Maps for the subject property is 06095C0456F, dated August 30, 2016. The subject appears to be within a FEMA Zone X. This indicates the subject is not in a high risk area that is within the 100-year flood plain, and flood insurance purchase requirements and floodplain management standards do not apply. However, we do note that the subject is located close to the border of the higher risk flood zones, specifically the AE Flood Zone. Therefore, we suggest any user of this report attain a FEMA Flood Map declaration to confirm the location of the flood plain in relation to the property.

SEISMIC INFORMATION

This area is not located in a designated Alquist-Priolo Earthquake Fault Zone, although all areas of California are subject to seismic activity.

ENVIRONMENTAL CONSIDERATIONS

We were provided with reports regarding the mold infestation found at the subject. We were not provided with another environmental report covering the subject property. No other obvious signs of environmental contamination were observed during the physical inspection, beyond the mold. The subject property has no documented environmental issues, and our general limiting condition regarding environmental matters applies in this case: the property is essentially free from environmental or hazardous substance issues.

IMPROVEMENTS

The structural improvements consist of a multi-tenant, multi-story professional office building commonly known as the Lawler House. The Lawler House has enhanced character due to its historical design; however, the improvements are in substandard condition and no longer support an economic use due to water intrusion and resulting mold deterioration of core buildings components. The building is effectively unusable at this time; and was reported vacated in 2021/2022.

The building features a non-market standard layout due to its age and likely previous use as a residential home, with multiple large rooms, a central stairwell, and limited corridors. The layout does not meet the demands of current office users who prefer private offices with a lobby or shared common space. Due to an odd layout and numerous vertical column penetrations, the third floor is less functional and effectively functions as mezzanine storage. Prior to the deferred maintenance and run-down condition, the building effectively competed in the marketplace as a 2,882 SF net rentable multi-tenant professional office building with 1,052 SF of mezzanine

storage, albeit at the lower end of the range due to it's older non-market preferred layout.

The subject rentable area used in our analyses conforms to the rentable SF reported in a previous rent roll provided by the City of Suisun City and conforms to how the market would analyze the property. Therefore, the total rentable area is reported as being 2,882 SF; comprised of 1,600 SF on the ground floor and 1,282 SF of the second-floor office.

While the current condition no longer supports an economical use, the interior finishes of the building feature original hardwood flooring, fireplaces, and moldings that previously gave it an enhanced character. Due to the water intrusion, these finishes may no longer be salvageable as they show signs of extensive warping, water damage, and mold. The moldings inside and outside the building have been damaged by dry rot and water damage, requiring extensive replacement. The building's previously enhanced character due to its historical nature is still visible as of the inspection, but it is likely that little to none of this finish work would be reusable if repaired due to the long-term damages to the overall building. This effectively lessens historical character of the improvements.

The roof is a built-up composition roof that is past its useful life. It is reported the roof has been spot patched for years; significant water intrusion is occurring, with interior water damage observed throughout. It is clearly visible from the exterior that gutters and downpipes have failed, allowing additional water to enter the building resulting in extensive water damage and dry rot. During our inspection, the 1st and 2nd floors both showed signs in multiple locations of water damage that appears to be entering from both the roof and the exterior siding where downspouts are no longer connected. In order to mitigate the water intrusion a number of holes and drains have been drilled into walls and ceilings to relieve the water build-up. This indicates that there has been substantial water intrusion into the wood structure and frame of the building, likely resulting in further degradation of the integrity of the whole building.

The electrical system was also reported not to be in full working order, which is likely due to both age of the building's wiring and water damage. The HVAC system is significantly dated, and the AC units are damaged, likely needing a full replacement. There were no reported issues with the plumbing system, but it is also likely dated.

We were provided with a Mold report from November 2021 that indicated significant mold levels throughout the property. The report noted significant remediation and repair work related to the mold then. Since November 2021, there has been more water damage throughout the building, and the mold issue has worsened.

As noted throughout this section, the subject improvements suffer from functional obsolescence due to their older vintage that is no longer market standard for small office developments. Over the years, the improvements have suffered extensive deferred maintenance with a worsening water intrusion and mold problem. As of our inspection, it appears that water has entered the building from both the roof as well as the failures in the exterior siding, which has resulted in water likely sitting behind the major load-bearing walls. Dry rot and other deferred maintenance is evident throughout the property. As a result, the improvements no longer support economic use.

If the property were maintained consistent with current marketplace standards, it would have above-average rank and appeal due to its historical character but would still suffer from functional obsolescence due to its converted historical residence construction providing for less market preferred design and utility in comparison to current market trends and standards.

HIGHEST & BEST USE AS-IF VACANT

Highest and best use is defined as: "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that 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 current zoning and other restrictions or with the reasonable probability that a change in zoning or other restrictions may occur in the future. It must be a feasible use, or the use which produces a net return to the owner of the property. Finally, it must be the maximally productive use, or the use that produces the highest net return and the highest present value to the land.

LEGALLY PERMISSIBLE

Local zoning ordinances, private restrictions, and other legal restrictions limit the potential uses of a site. The subject property is currently zoned Downtown Waterfront by the city of Suisun City. This signifies the subject is within the Suisun City Downtown Waterfront Specific Plan area.

The Suisun City General Plan designation of the subject property is Specific Plan, denoting the subject is within the Downtown Waterfront Specific Plan Area. The current zoning of the subject is believed to effectively be in conformance with the General Plan and a zoning change is not likely.

Within the Downtown Waterfront Specific Plan the subject site is zoned DMU; Downtown Mixed Use. The zoning is intended for retail, commercial service, office, as well as high-density residential. The DMU zoning allows for residential use consistent with Residential High Density (RHD) zones; allowing for 24-54 dwelling units per net acre (Du/Ac.).

The subject site is located in the core downtown district, and is identified as a vertical mixed use opportunity area within the Specific Plan. The subject's DMU zoning allows for up to 80% site coverage ratio, with a maximum building height of 60 feet, and a maximum Floor Area Ratio (FAR) of 3.0.

City of Suisun Staff previously reported that residential development would require onsite

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

parking; one space per Studio and One Bedroom, with one and a half spaces for each Two Bedroom and larger unit. The zoning requires a maximum of up to one space per 300 SF of commercial development; however, no minimum parking level is stated.

City Staff reports that parking in support of commercial use is more flexible due to the site being in a downtown parking district. However, it may be possible the City would require some limited onsite parking in support of commercial use.

PHYSICALLY POSSIBLE

Potential uses of a property are related to its location, size, shape, and topography. The property is located in the city of Suisun City, within Solano County, and benefits from the regional transportation corridor of Interstate 80 to the west, and State Highway 12. The subject property's location near the I-80 regional transportation corridor provides regional market area linkages to employment centers within the Sacramento Metroplex to the east and the greater Bay Area to the west.

The subject property also has desirable pedestrian linkage attributes to the Fairfield/Suisun Train station. The train station is on the Capital Corridor network; the network has train stops as far south as San Jose, travels up the east bay corridor, and extends to the larger Sacramento Metroplex, traveling as far northeast as Auburn.

With the robust strength of the South Bay and East Bay Area employment centers and the increasing strength of the Sacramento Metroplex and South Placer County employment centers, the rail station appears to be a desirable amenity within the Waterfront District. However, the Fairfield/Vacaville Station located to the northeast of Fairfield, has grown in importance and as such, the Fairfield/Suisun station has a lower draw. The Suisun City location of the subject property, as a suburban residential commuter location, is sufficient to support the legally permissible residential uses.

Commercial development in the downtown waterfront district has historically been lackluster; despite its desirable aesthetics, it is a less trafficked destination-oriented location. The market in downtown has grown in spurts, with no continuous push towards substantial new development. The downtown market has not seen any major private commercial development over the last cycle and there is no proposed development that is planned to come online in the near term. This market has historically had speculative investors interested in future potential, but the lack of historical growth has hampered investor's interests.

The site contains 8,498 Square Feet (SF), is rectangular, and is adjacent to city parking lots that legally provide access to Main Street and Kellogg Street. The site is near the corner of Main Street and Solano Street and is located in the heart of the downtown waterfront district. The property has access to urban water and sewer services, and it is anticipated that the existing services have sufficient capacity to support the urban development of the subject property.

The property has access to electric and telephone services provided by PG&E. The subject property is reported to be fully served by all urban utilities and is in a development-ready condition.

Overall, the subject property's location, size, and shape, and the existing municipal services are sufficient to physically support the legally permissible Commercial and Residential uses allowed under the Downtown Waterfront Specific Plan Downtown Mixed Use zoning designation of the subject property.

The subject site has a unique location within the downtown waterfront. The downtown waterfront location of the subject site has desirable pedestrian linkages to the Capital Corridor Train Station, and the developed amenities and services within its immediate market area appear to be sufficient to support the development of an intensive commercial, mixed-use and/or multi-family residential development.

FINANCIALLY FEASIBLE

During the growth cycle during the middle of the 2000s, there was a significant inventory of land entitled to urban residential development. However, as market conditions began to change rapidly in 2007 and 2008, many of these projects stalled, resulting in a significant inventory of both finished lots and entitled projects available for development. By 2012 the market began to bounce back, and demand for lots and entitled projects returned, and the marketplace began to absorb the significant standing inventory of finished and mapped lots.

With limited supply and robust demand, residential home values jumped significantly in 2013, and this market segment continued to demonstrate strong levels of annual appreciation, albeit not as strong as what was seen in 2013, as a result of the strong levels of appreciation construction activity returned to the marketplace, as builders attempt to satisfy the latent demand that had built up over the down cycle.

The lack of any significant construction activity occurring from 2009 to 2011 resulted in a general housing shortage in most metro markets. In addition, single-family residential values and

rent levels began increasing rapidly, and multi-family construction also picked up steam. These economic factors led to a broader positive perception of the marketplace and commercial development feasibility.

Coming into 2020, the residential development land marketplace had cooled somewhat as compared to 2013-2015. The impact of the COVID-19 pandemic on the residential development land market resulted in substantial turbulence, with both worries about the insolvency of projects in the early stages of the pandemic and then the increased demand for residential development land when housing prices skyrocketed in 2021. During this spike, the subject's competitive market saw new land acquisitions for development; the Crystal School site on Cordelia Street.

As of Spring 2023, the Covid-19 impacted turbulence in the market has generally subsided, with a current tightening in the market due to increasing interest rates in response to continual high inflation. Beginning in mid-2022, the residential development land market has slowed significantly as interest rates grew and the residential values and rent levels started to drop. As a result, the general residential marketplace is trending downward, and buyers appear to be waiting to see how the recessionary fears play out.

There have been few transactions for new development projects in 2023. We note the one larger-scale residential development project in Suisun City located north of Cordelia Street is still underway, with the horizontal construction moving forward, indicating some positive indicators. However, the general lack of active or planned development with a significant existing supply of land in the competitive market area of the subject property indicates that demand for residential development land is muted compared to late 2021 and early 2022.

The subject site is well suited for development due to its location in the heart of the waterfront market area, which is further supported by its regional location with good access linkages to Highway 12 and Interstate 80 and the Suisun City Amtrack Station. The ongoing housing supply constraints in the region result in positive long-term demand for more housing, strengthening developer perspectives for the future. A residential developer buyer in today's market would likely not anticipate commencing construction for 1-2 years due to entitlements and thus putting the delivery of a project further into the future when hopefully, the economic cycle would be entering the next growth phase.

Due to this longer-term perspective and the limited growth in Suisun City, it would appear that, at this time entitlement of new residential land is financially feasible for the subject property with market participants anticipating physical development and sell-out in a stronger market

environment in 2024-2025. While the market environs support the residential entitlement of the subject property, the marketplace is not robust at this time, and it would likely take some time before a project would be fully entitled and break ground. Based on our analysis construction at this time is not feasible, however it is noted that a full feasibility study of this use was outside the scope of this report and has not been completed.

By comparison, commercial development has been less active in the downtown Suisun market. While there has been growth in new development along Highway 12, these commercial developments tend to be regional-focused. These highway-focused developments do not compete with the subject or the subject's downtown submarket, which does not benefit from highway visibility or similar trafficked regional linkages.

Notably, a new four-story, 73-room Holiday Inn Express hotel was entitled in January 2018 and opened in 2021 at the southwest corner of Lotz Way and Civic Center Boulevard. As noted previously, the development of the Solano Transportation Authority building on Main Street is not an economic feasibility indicator as they are a public agency. No other commercial development is evident in the subject's downtown waterfront market area. Additionally, we note that commercial space in the adjacent Harbor Square building, delivered in 2008, has yet to be occupied and continues to sit vacant; providing a strong indicator of the overall lack of demand for commercial space in the downtown waterfront district.

Our analysis of the subject's competitive position in the commercial marketplace results in commercial development not being a financially feasible use at this time.

MAXIMUM PRODUCTIVITY

Residential development of the subject property is believed to be financially feasible in the current market environs. The commercial development marketplace is not active in the subject's competitive market area for properties of similar size and position. While there is reduced parking requirements for commercial development, there is not sufficient demand by end-users for commercial uses at this time.

Given the subject's waterfront location, its pedestrian linkages to the waterfront plaza, the Amtrak Capitol Corridor train station, and the regional highway system, the property is more well suited for residential use. While there is increased parking requirements for residential use, it does not significantly inhibit its development potential for such use. The current residential development marketplace has slowed, but the longer-term potential for the region and the subject's location is sufficient that a developer would anticipate the development potential for a

multi-family residential development in the near term.

In our opinion, the maximally productive use of the subject as if vacant is to entitle the site to a multi-family residential development project in conformance with the current residential uses allowed under its DMU zoning; with timing of the physical development in the anticipated stronger market environs of 2024-2025. The most likely buyer is believed to be an investor or developer with particular skills in entitling multi-story downtown parking district multi-family sites such as the subject property. The timing for the end-use is in the future, with any proposed project taking 1 to 2 years to attain entitlements and then 1+ years for construction, resulting in delivery of a project between 2 to 3+ years from the date of value.

HIGHEST & BEST USE AS IMPROVED

While the existing Lawler House professional office improvements have historically provided for 2,882 rentable SF, the improvements are a significant underutilization of the site. The current improvements have an 18% site coverage ratio, and based on its site area of 8,498 SF, the subject property is developed to a Floor Area Ratio (FAR) of 0.34. The zoning allows for up to a FAR of 3.00, a considerable increase to how the building is currently developed.

The current layout of the building does not meet current market demands for professional office space as the building is made up of overly large rooms and not market-preferred private offices. Additionally, the multi-story building does not have an elevator which is now market typical for a multi-story building. Overall, the historical use of the subject property as an office does not fit market demands, and the property suffers from functional obsolescence. As such, the historical office use would not compete well in the current Fairfield/Suisun City office submarket and would suffer below market standard rental rates if it were in rentable condition.

As covered in the Description of the Subject Property section, the subject is in substandard condition and no longer supports economic use due to extensive water intrusion. While we were able to inspect the interior of the building, the city building inspector has already deemed the 3rd floor unsafe for access. The severity of the water damage is only partially visible as water has penetrated all three floors and likely the interior wall structure that is not visible without further removal of wall panels. The exterior of the building has also suffered extensive damage due to deferred maintenance of the gutters and roof.

During our inspection, it was apparent that the building was not in a usable condition and would require extensive capital to bring to a usable level. Due to the deteriorating nature of the building, Suisun City has been seeking quotes and bids for remediation and repair since 2018.

Suisun City provided us with quotes and a summary Facility Inspection Report for the subject property. We have summarized the information in the table below and included the provided documents in the Addenda.

Summary of Facility Inspection Report - Suisun

City	
ADA Improvements	\$930,000
Subtotal	\$930,000
Subtotal, \$/SF of Net Rentable Area	\$323
<u>Immediate Issues:</u>	
Repair Dry Rot	\$300,000
Mold Remediation	\$150,000
Roof & 3rd Floor Remediation + Repair	\$416,540
1st & 2nd Floor Remediation + Repair	\$450,000
Basement Remediation + Repair	\$100,000
Windows	\$150,000
HVAC	\$50,000
<u>Fire Code Compliance</u>	<u>\$120,000</u>
Subtotal	\$1,736,540
Subtotal, \$/SF of Net Rentable Area	\$603
Total	\$2,666,540
Total, \$/SF of Net Rentable Area	\$925

It is noted that some of these projected costs are based on older quotes from 2021. The Suisun City staff applied a 20% upward adjustment to these older quotes to account for inflation. Additionally, a 20% contingency was applied to reflect typical market assumptions to account for changes in pricing of a construction estimate. In addition, we note that the roof and 3rd-floor remediation and repair figure is based on a construction cost estimate that we reviewed; the remaining figures were supplied by Suisun City.

As the above table illustrates, the necessary cost to cure the current subject improvements is significant, with base costs of approximately \$1,700,000 for the immediate issues and \$2,700,000, including ADA improvements. This cost does not remedy the functional obsolescence of the building's sub-standard office layout or lack of modern amenities. Even with the outlined remediation and repairs, the building would not meet current market standards for office space and would likely attain below-market standard rents.

In our analysis of the subject As-Is, we have researched the market for similar office-type properties in the competitive market area in which the subject would compete if it was in a market typical or average, usable condition. We focused our search on older office or mixed-use properties from the Suisun City and Fairfield downtown areas, specifically in parking districts. There have been few transactions of similar properties, and we have had to rely upon the

information available. The following table shows five sales of similar type properties.

IMPROVED SALES

#	1	2	3	4	5
Address	195 Montezuma	740 Texas	501 Main Street	632-748	1001-1003 Park
	Street	Street		Missouri	Lane
City	Rio Vista	Fairfield	Suisun City	Fairfield	Suisun
Sale Date	8/5/2019	6/8/2021	3/24/2022	8/29/2022	3/29/2023
Sale Price	\$385,000	\$1,500,000	\$1,550,000	\$790,000	\$975,000
\$/NRA	\$107	\$167	\$231	\$171	\$237
Year Built	1915	1930	NA	1960	2001
NRA SF	3,588	8,958	6,705	4,629	4,115
Condition	Average	Average	Average	Above Average	Good
Tenancy	Vacant	Leased	Leased	Leased	Leased

These sales indicate that small office or mixed-use properties typically trade for approximately \$100/SF of rentable area to \$240/SF of rentable area. While the subject has a smaller net rentable area, these sales are the most similar properties to have traded and are adequate to judge the market which the subject competes within. We have projected a low and high estimate for the subject at \$150/SF and \$250/SF.

Based on this market data, if the subject were remediated and repaired to a useable office, the potential range in value would likely be as indicated below:

In Useable Condition Value Range

	\$/SF of Rentable Area	Subject SF of Rentable Area	Indicated Value, Rounded
Low	\$150	2,882	\$400,000
High	\$250	2,882	\$700,000

When we consider that the subject would only be worth \$400,000 to \$700,000 if it was in a reasonably useable condition today and that the cost to get to a useable building ranges from \$1,700,000 to \$2,700,000, it would indicate that the repair and remediation work is not financially feasible. The cost of bringing the subject property back to an economically usable

condition is substantial and has a higher price than the remediated and repaired building is worth in the after condition.

A reasonably prudent marketplace buyer would not be willing to spend \$1,000,000 to \$2,000,000 to repair the building, only to end up with an office building worth \$400,000 to \$700,000 with no indications of the office market improving substantially in the near term.

As such, completing the remediation and repair work to the subject is not financially feasible and, thus, is not considered to be the highest and best use, as-improved.

At this time, the subject property has repeatedly been broken into, resulting in the building being boarded up in January 2023. There is ongoing worry that the building could be broken into and is a safety hazard in its current condition. As there are currently issues with the improvements further deteriorating and future break-ins, the building would be considered a risk. Additionally, there are no interim economic uses that would be viable. As there are no other legally permissible, physically possible, or financially feasible uses of improvements and associated risk with the building, the highest and best use, as improved, would be to demolish the building and deliver the site as vacant.

The most probable buyer of the subject would be an investor or developer that plans to remove the building improvements, entitle the property for a multi-family or mixed-use development consistent with its zoning, and then physically develop the property when market conditions allow.

A redevelopment buyer faces significant redevelopment risk. The improvements are not known to be legally protected as a historical landmark; however, local residents may view the property in this context and may oppose any redevelopment of the subject property. Potential public opposition may impact a buyer's risk assessment and the price they are willing to pay.

VALUATION

Due to the current condition of the subject's improvements and the costs associated with remediation and repair, the redevelopment of the existing building is not financially feasible, and the as-improved value is effectively the underlying land value. As such, we will first value the subject as-if vacant, without consideration of the existing building improvements; then we will discuss and analyze the as-improved value scenario.

In order to form opinions of market value for the subject, the direct comparison approach has been used. We have searched the regional competitive market area of the subject property for downtown-oriented residential development properties with similar physical and legal characteristics as the subject property.

The subject's competitive market area (CMA) is defined as the Solano County cities of Dixon, Fairfield, Rio Vista, Suisun City, and Vacaville, and the Yolo County cities of Winters and Woodland. Consistent with market typical practices within the development land marketplaces the subject property competes within, we will utilize price per SF as the unit of comparison between the comparable sales and the subject property. However, we note that in the final price range of the subject the total site value is considered on a secondary basis.

AS-VACANT VALUATION

We have researched and analyzed six downtown district comparable site sales from the subject's immediate Fairfield/Suisun City CMA. Despite their differences from the subject property, these comparable data points are believed to be the best available for analysis and comparison to the subject and will be considered and analyzed on a primary basis. The sales effectively bracket a supported preliminary market value indication of the subject property.

We note that while we have considered the wider market area, the best and most applicable data points were located within the subject's direct CMA of downtown Fairfield and Suisun City, as they are a better representation of the subject's market.

While we have five sales from 2021 to today, we have also included the older Comparable Sale #1, which provides good value indications for the subject's submarket and was previously listed.

Comparable Sales #4, #5, and #6 are off-market transactions by the City of Suisun City and will be covered in more detail during our reconciliation process. While not open market transactions,

they provide an indication of value and are the most recent transactions. We would have preferred to locate more sales between two private parties, but public agencies appear to be a more significant market participant in this CMA for similar land sites.

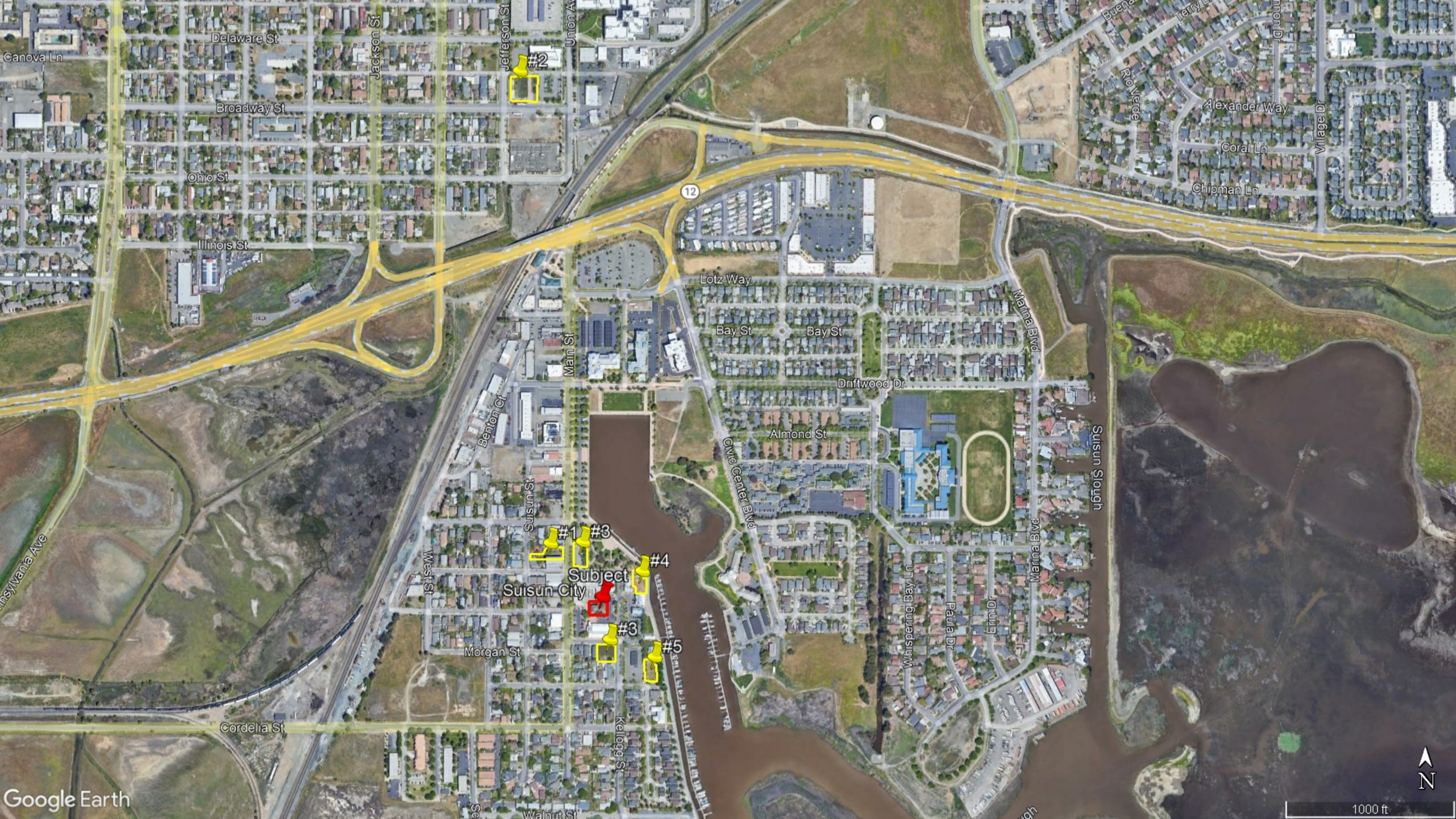
The subject property's location within the Downtown Waterfront District enhances the rank and appeal of the property. The improved waterfront and pedestrian trails enhance the ambiance and pedestrian amenities. Additionally, the subject has good pedestrian linkages to the Fairfield/Suisun train station, restaurants, events, and nightlife in the Waterfront District. The subject property's location in the Downtown Waterfront District will be considered in developing a preliminary market value opinion for the subject property.

A summary table of the comparable sales is shown on the following page, and a map showing the location of the comparable sales follows. Summaries of each comparable sale are located after the map. Additional information in regard to each sale can be found in the Addenda of this report.

We will provide a summary qualitative ranking analysis of the subject and all the comparable sales available for analysis, then discuss the strengths and weaknesses of the available sales for analysis, followed by reconciling to a preliminary market value opinion.

COMPARABLE DOWNTOWN DEVELOPMENT LAND SALES

SUBJECT		1	2	3	4	5	6
		615 Main Street	640 Broadway	525	Parcel 3	Parcel 7	Parcels 8 & 9
	Main Street			Morgan Street	Main St. & Solano St.	Kellogg St.	Line St.
	Suisun City	Suisun City	Fairfield	Suisun City	Suisun City	Suisun City	Suisun City
APN	0032-141-130	0032-122-050, -060	0030-291-090, -100	0032-143-070, -210	0032-142-300	0032-142-280	0032-142-240, -250
Sale Info							
Date of Sale		11/28/18	4/30/2021	9/29/2021	12/21/2022	12/21/2022	12/21/2022
Doc#		80068	48524	1021369	78651	78636	78630
Buyer		Jae Chung	City of Fairfield	Dante Archangeli	Lionext Inc.	Lionext Inc.	Lionext Inc.
Seller		Mardell Miller	Greg Tonnesen	Javer Ruiz	Suisun City	Suisun City	Suisun City
Sale Price		\$129,000	\$301,500	\$200,000	\$130,000	\$110,000	\$130,000
Cond. of Sale		Arm's Length	Arm's Length	Arm's Length	See Remarks	See Remarks	See Remarks
Adjustments		\$0	\$0	\$0	\$0	\$0	\$0
Adj. Sale \$		\$129,000	\$301,500	\$200,000	\$130,000	\$110,000	\$130,000
Adj. \$/SF		\$12.76	\$20.10	\$20.05	\$17.43	\$17.26	\$14.14
Site Info							
Acres	0.20	0.23	0.34	0.23	0.17	0.15	0.21
SF	8,498	10,108	15,000	9,975	7,459	6,373	9,191
Zoning	DW-MSMU	MSMU	HTD	HLC	MSMU	DMU	WC
DU/Ac.	24 to 54	24 to 54	20 to 80	6 to 18	24 to 54	24 to 54	24 to 54
Shape	Rectangular	Irregular	Rectangular	Rectangular	Rectangular	Rectangular	Irregular
Topography	Generally Level	Generally Level	Generally Level	Generally Level	Generally Level	Generally Level	Generally Level
Character	Finished Pad	In-Line Lot	Corner Lot	Corner Lot	Corner Lot	Waterfront	Waterfront
Intended Use	Mixed Use	Mixed Use	Multi-Family	Mixed Use	Mixed Use	Mixed Use	Mixed Use



Delaware St

Broadway St

Ohio St

Illinois St

Cordelia St

Jackson St

Jefferson St

Union Av

Main St

Benton Ct

Suisun St

West St

Morgan St

Sec

Walnut St

Kellogg St

12

Lotz Way

Bay St

Bay St

Driftwood Dr

Almond St

Clare Center Blvd

Whispering Bay Ln

Paula Dr

Erin Dr

Marina Blvd

Suisun Slough

Buena

Rio Verde

Alexander Way

Coral Ln

Chipman Ln

Village Dr

Union Dr

#2

#1

#3

Subject

#4

#3

#5

#1 615 Main Street, Suisun City, Sold 11/18 for \$129,000 or \$12.76/SF

This is the sale of a 10,108 SF property located along Main Street in downtown Suisun City. The property has the main frontage along Main Street near the intersection with Solano Street. The property features two assessor parcels.

The site is located within Parking District 2 of the Suisun City Waterfront District specific plan and across from city parking lots. The site is zoned Main Street Mixed Use and allows for a variety of mixed-use developments and allows a density of 24 to 54 dwelling units per net acre. As this site was previously developed, it likely has connections to utilities, but the condition of such connections is unclear.

The property was partially improved at the time of sale with a small, approximately 2,000 SF, building that had previously been condemned. The broker reported that the building was unusable and would need to be torn down due to its bad condition and its being condemned by the local jurisdiction. The property has one parcel that goes from Main Street to Suisun Street, giving it two frontages.

The broker reported that the sale was due to an estate settlement and the family wanting to dispose of the property. The property was on MLS for over 6 months with an original asking price of \$275,000 or \$27/SF with no sale. The broker reported that there was little interest in the property at the asking price, and the poor condition of the building was an issue.

The property then sold off-market for \$129,00 or \$12.76/SF. The broker did not know what the buyer intended to do with the property, but was under the impression that they were hoping to develop the property in the future due to the increased interest in the Suisun waterfront at that time. The broker confirmed that the off-market sale was on market terms and had no atypical conditions. No information on demolition costs was available.

Since the sale, the buyer has demolished the condemned building and nothing has since been built.

#2 640 Broadway Street, Fairfield, Sold 4/21 for \$301,500 or \$22.10/SF

This is the sale of a 0.34 acre or 15,000 SF site located near downtown Fairfield and south of the government buildings. This lot is adjacent to a Solano County-owned parking lot. It has frontage on both Broadway and Jefferson Streets.

The property was previously improved but sold vacant, with some concrete slabs still in place but no improved buildings. While the location is just outside the core downtown area, the property is located within the Heart of Fairfield Specific Plan. The zoning for the site is a transit-oriented development with a focus on higher-density housing uses. The allowed density for the site is 20 to 80 dwelling units per gross acre, with a 60% lot coverage and building height of 65'. This property is outside the core parking district of the specific plan.

The property was actively marketed with an original list price of \$375,000 for 297 days. The broker confirmed that the property was acquired by the City of Fairfield after getting an appraisal. The property had been on the market for some time and had not sold. As such, the seller took the offer from the City. The seller confirmed that that was the best offer they had.

#3 525 Morgan Street, Suisun City, Sold 9/21, \$200,000 or \$20.05/SF

This is the sale of a 0.23 acre site located at the southwest corner of Kellogg Street and Morgan Street in the Downtown Waterfront District of the city of Suisun City. The property is reported to have a street address of 525 Morgan Street.

The site is located in the downtown parking district, and is near city parking lots on the east side of Kellogg Street. The site is zoned historical limited commercial, allowing for limited commercial uses, residential uses, and mixed uses. The zoning allows for the development of 6 to 18 units per acre, and the site is fully served and in a development ready condition.

The property has been on-and-off the market since March of 2016, with an asking price of \$234,900. The broker reported a fair amount of interest but a limited number of written offers over the time it was marketed. The property was listed in 2021 with an asking price of \$229,999, then dropped to \$199,999. The final sales price was \$200,000.

The buyer's agent confirmed the sale and said their buyer intended to develop the property with housing. They felt that the property could be developed with 2 to 4 units.

The property reportedly has suffered some market resistance during marketing due to its less preferred historic limited commercial zoning, and there was some uncertainty as to whether the site was one, or two legal parcels.

#4 Main St. & Solano St. Suisun City, Sold 12/22, \$130,000 or \$17.43/SF

This comparable sale is a 0.17-acre downtown parcel in Suisun City that sold off-market for a previously appraised price of \$130,000. The property is located on the northeast corner of Main Street and Solano Street, just north of the core downtown Harbor Square area and northwest of the harbor. The property has good exposure on Main Street, providing primary access to the area.

The property is rectangular, with a long side along Main Street. It was improved with a gravel parking lot and minimal landscaping. The property is located within a parking district that allows for higher-density development and off-site parking. The zoning allows for a variety of mixed-use developments. The FEMA Flood Zone designation is a mix of AE and Zone X(shaded). This property was considered surplus by Suisun City, and the City Manager reported that they planned to sell it for some time.

In 2018 the City had the property appraised at \$130,000 by a national appraisal firm. We have reviewed the report.

In early 2022, the City was in works with the buyer to sell this property as well as two other vacant lots in downtown, all are non-contiguous. The buyer reportedly planned to develop the set of properties into mixed-use developments. In the second half of 2022, the City reportedly learned that they needed to sell these surplus properties before the end of the year, or they would have to develop plans for affordable housing on each site. While the City was already in talks with the buyer, the sales timeline was expedited to close before 2023.

As such, these properties were not openly marketed prior to the sale. The proposed sale was given public comment, but there were no other interested parties at the time. The City Manager confirmed that the 2018 appraisals set the sales prices and there were no further negotiations regarding pricing. Each property was acquired separately, and no bulk discount was given.

There were no entitlements at the time of sale. The buyer owns a regional transportation company from the area and wants to invest in the region. They are not real estate investors or developers. It is unclear if development is likely to happen in the near term.

#5 Kellogg Street Suisun City, Sold 12/22 for \$110,000 or \$17.26/SF

This comparable sale is a 0.15-acre downtown parcel in Suisun City that sold off-market

for a previously appraised price of \$110,000. The property is located along the Suisun Slough and has waterfront views. The property is accessed via a non-exclusive dominant easement for public access, parking, and services. The property is well suited to benefit from the waterfront location but does not have good visibility from the Kellogg Street frontage.

The property is generally rectangular and unimproved. The FEMA Flood Zone designation is Zone AE which requires significant development work to be developed. Additionally, the property's proximity to the water results in the property being under the jurisdiction of the BCDC (Bay Conservation and Development Commission). Both the flood zone and the BCDC jurisdiction adds to the complexity and risk of potential future development of the site.

The property is located within a parking district that allows for higher-density development and off-site parking. The zoning allows for a variety of mixed-use developments. This property was considered surplus by Suisun City, and the City Manager reported that they planned to sell it for some time.

In 2018, the City had the property appraised at \$110,000 by a national appraisal firm. We have reviewed the report.

In early 2022, the City was in works with the buyer to sell this property as well as two other vacant lots in downtown, all are non-contiguous. The buyer reportedly planned to develop the set of properties into mixed-use developments. In the second half of 2022, the City reportedly learned that they needed to sell these surplus properties before the end of the year, or they would have to develop plans for affordable housing on each site. While the City was already in talks with the buyer, the sales timeline was expedited to close before 2023.

As such, these properties were not openly marketed prior to the sale. The proposed sale was given public comment, but there were no other interested parties at the time. The City Manager confirmed that the 2018 appraisals set the sales prices, and there were no further negotiations regarding pricing. Each property was acquired separately, and no bulk discount was given.

There were no entitlements at the time of sale. The buyer owns a regional transportation company from the area and wants to invest in the region. They are not real estate

investors or developers. It is unclear if development is likely to happen in the near term.

#6 Line St. Suisun City, Sold 12/22 for \$130,000 or \$14.14/SF

This comparable sale is a 0.21-acre downtown parcel in Suisun City that sold off-market for \$130,000. The property is located along the Suisun Slough and has waterfront views. The property is accessed via a non-exclusive dominant easement for public access, parking, and services. The property is well suited to benefit from the waterfront location and has average visibility from the Kellogg Street frontage.

The property is irregular in shape and unimproved. The FEMA Flood Zone designation is Zone AE which requires significant development work to be developed. Additionally, the property's proximity to the water results in the property being under the jurisdiction of the BCDC (Bay Conservation and Development Commission). Both the flood zone and the BCDC jurisdiction adds to the complexity and risk of potential future development of the site.

The property is located within a parking district that allows for higher-density development and off-site parking. While the zoning is for Waterfront Commercial, it does allow for the uses permitted within the Main Street Mixed Use zone, MSMU. This allows for a variety of mixed-use developments. This property was considered surplus by Suisun City, and the City Manager reported that they planned to sell it for some time.

In 2018 the City had the property appraised at \$160,000 by a national appraisal firm. We have reviewed the report, and it is unclear why it sold for \$30,000 less than the appraised value.

In early 2022, the City was in works with the buyer to sell this property as well as two other vacant lots in downtown, all are non-contiguous. The buyer reportedly planned to develop the set of properties into mixed-use developments. In the second half of 2022, the City reportedly learned that they needed to sell these surplus properties before the end of the year, or they would have to develop plans for affordable housing on each site. While the City was already in talks with the buyer, the sales timeline was expedited to close before 2023.

As such, these properties were not openly marketed prior to the sale. The proposed sale was given public comment, but there were no other interested parties at the time. The City Manager confirmed that the 2018 appraisals set the sales prices, however this property

sold for 30,000 less than the provided appraisal and we were not able to confirm the reason for this discrepancy. Each property was acquired separately, and no bulk discount was given.

There were no entitlements at the time of sale. The buyer owns a regional transportation company from the area and wants to invest in the region. They are not real estate investors or developers. It was reported that this was the property they were most interested in and hoped to develop a ground-floor restaurant space with residential units above.

QUALITATIVE SUMMARY TABLE

#	Location	Sale Date	SF of Land	Sales Price/SF	Indicated Subject Value
1	615 Main Street, Suisun City	11/28/2018	10,108	\$12.76	Greater than \$12.76/SF
2	640 Broadway, Fairfield	4/30/2021	15,000	\$20.10	In Range of \$20.10/SF
3	525 Morgan Street, Suisun City	9/29/2021	9,975	\$20.05	In Range of \$20.05/SF
4	Main St. & Solano St., Suisun City	12/21/2022	7,459	\$17.43	Greater than \$17.43/SF
5	Kellogg Street, Suisun City	12/21/2022	6,373	\$17.26	Greater than \$17.26/SF
6	Line Street, Suisun City	12/21/2022	9,191	\$14.14	Greater than \$14.14/SF

Overall, we were happy with the quality of the sales data available for analysis. We were able to locate a number of sales of similar land directly within the subject's waterfront downtown Suisun City market area. In smaller markets such as this, there is not often this number of data points within such a short period. While we have considered both active and expired listings, they were not deemed applicable comparable data points. However, we will discuss what such data indicates in terms of market acceptance for pricing.

Five of the sales are located in the subject's direct competitive market of downtown Suisun City, and one was located just outside the downtown core of the adjacent City of Fairfield. The properties were sold for their underlying land value and were purchased by land banking buyers with the general intention to hold and develop in the future. These comparable sales have generally similar zoning allowing for multi-family developments. We have also focused on those within parking districts similar to the subject's location, allowing for a lower parking density.

Prior to qualitative ranking and analysis, the competitive market area comparable sales indicate a market value range for the subject between \$12.76/SF to \$20.10/SF. After qualitative ranking and analysis, this range narrows to \$17.43/SF to \$20.10/SF, a relatively tight range.

We will first address the three comparable sales, #4, #5, and #6, which have an unadjusted range of \$14.14/SF to \$17.43/SF or \$110,000 to \$130,000. These three properties were purchased by an investor from the City of Suisun City at the end of 2022 and were not openly marketed. The sale was spurred by Suisun City wanting to sell their surplus land before rule changes in 2023 that would make such transactions more challenging. The sales prices were based on appraisals from 2018 by a regional firm outside the immediate market area. While these sales were not openly marketed, they share location and zoning characteristics with the subject, and provided for reasonable comparison to the subject. However, the seller appears to have been atypically

motivated to liquidate the properties before 2023.

Each of these parcels has slightly different locational and zoning attributes. Comparable Sale #4 is most similar to the subject property regarding location and zoning designation. We note that Comparable Sales #5 and #6 are located along the waterfront and have additional government oversight from BCDC regarding future development, which adds complexity and risk. Comparable Sale #6 sold for a lower \$/SF, and while we have attempted to review the deed for this sale, it was not available at the time of writing. We have considered the range in values suggested by these comparables and have given more weight to Comparable Sale #4, however, due to their lack of open market exposure and time-constrained transaction window, they have all been given less weight in our overall reconciliation process.

Comparable Sale #1 is an older sale located in the downtown core, similar to the subject. This property was actively listed for \$275,000 or \$27/SF for 6 months before being taken off market, and then closing for \$129,000 or \$12.76/SF. The broker for this sale noted that the off-market transaction was at market terms and that the buyer was from the region with long-term plans to develop the property. In addition, the property had a condemned building at the time of sale that has since been removed.

This comparable sales price is on the lower end of the range because it suffers from an irregular site shape that could limit potential development. Additionally, in-line development can be more complex. Since this transaction, the property has not been developed, which likely indicates that development is not feasible. We consider that the property had little interest at its original asking price and only sold after a significant discount. This property would be rated as inferior to the subject, it provides good overall indication of a value for the subject above \$12/SF but below its listed price of \$27/SF.

Comparable Sales #2 and #3 both illustrate a tight range in unadjusted price of around \$20/SF for parcels of similar size to the subject. We will first analyze Comparable Sale #2, located on downtown Fairfield's fringe.

While located on the outside edge of downtown of Fairfield, Comparable Sale #2 is within the Heart of Fairfield specific plan and zoned to a higher density. This property has an allowable density of up to 80 dwelling units per acre, which is substantially more than what is found in the downtown Suisun City Waterfront-specific plan. However, this property's location is less desirable as it does not benefit from the downtown character found in the subject's location. The City of Fairfield acquired this property after it had been on the market for some time with no

other offers. The purchase price was set by an appraisal and accepted by the willing seller.

The subject's location in the heart of the downtown would be considered slightly superior to this comparable sale, but overall, this comparable is considered to be a good indicator of value for the subject. As such, we have given this transaction more weight in our reconciliation and it supports a value of around \$20/SF.

The remaining Comparable Sale to analyze is #3, which sold for \$20.05/SF or \$200,000 after being on the market for over 6 months. The original listing price was \$229,999 or \$23/SF. This property has been marketed a number of times, but there was a question regarding the two assessor's numbers and whether this allowed for higher-density development. This property is located just south of the subject and in a lower-density zoning district. The broker for this transaction reported that the buyer planned on developing the property when they purchased it in 2021, but new development has yet to begin. The broker reported some interest in the property but limited written offers during its marketing period.

The subject would benefit from a higher density zoning compared to Comparable Sale #3, but both properties are of similar size which likely would overall limit development potential. The allowable coverage and allowable Floor to Area Ratio of the HLC zoning for Comparable Sale #3 would be rated inferior to the subject. This transaction has been given increased weight in our analysis as it was an open market sale, considering that the other three more recent transactions were not. While the location and density are inferior to that of the subject, this comparable sale is a good indicator of value for the subject. The property shares much of the same neighborhood and regional locational characteristics. Overall, we have given this comparable sale the most weight in our analysis, indicating a value slightly above \$20/SF.

Our analysis of these comparable sales indicates a strong market acceptance for land values in the range of approximately \$15/SF to \$20/SF, with more weight given to the Comparable Sales #2 and #3 at the higher end of the range. Additionally, our analysis of Comparable Sales #4, #5, and #6 leads us to believe that their previous appraised values, transaction prices, and the time constraint the seller was under; resulted in slightly depressed sales prices. This further analysis adds reliability to an indicated value at the higher end of the range, closer to the \$20/SF value supported by Comparable Sales #2 and #3.

Our research did not locate any applicable comparable sales that indicated values significantly above \$20/SF. However, looking into the downtown Fairfield market, we came across two data points, a closed sale of a very small parcel at 4,018 SF and an expired listing for a more similar

property.

The transaction of 849 Texas Street in Fairfield was not used in our analysis as it was part of an assemblage with the adjacent parcel and its smaller size is less likely to be developed on its own. We spoke with the buyer who purchased the small parcel, less than half the size of the subject, for its overall price of \$150,000, or \$37/SF, as it was a nominal cost when acquiring the adjacent improved parcel. While the buyer is a regional investor, they expressed that the lack of rental rate growth in this market has negatively impacted the site's development potential. While this sale was not used as a comparable sale, it does indicate the lackluster demand at this time and that buyers do consider the overall price when making buying decisions.

The property located at 533 Jefferson Street in downtown Fairfield has been on and off the market for several years with an asking price of around \$30/SF or \$169,000. In speaking with the seller, who is also the listing broker, they noted limited interest from the market at the asking price and removed the listing. They noted that they thought the property would be a good mixed-use development site, but the lack of growth in the downtown area has impacted development interest. While a smaller overall size compared to the subject, this expired listing indicates that the higher \$30/SF price point is not generally market accepted as there was limited interest in the property at that price.

We would also like to address an active listing located at 415 Main Street in Suisun City with a listing price not based on market data. This property is located adjacent to the new Solano Transportation Authority building, and the sellers believe this significantly benefits the property's possible sales price. However, their asking price of \$700,000 or \$80/SF is not based on the market and was set by the sellers. The listing broker reported they have had no interest at this asking price. The listing broker felt that the asking price was much too high and that the property would not likely sell at that price. As such, this listing has not been used as a data point as it is significantly above market-accepted pricing and not likely to close at such a price.

The downtown waterfront area was previously projected to attract more demand and be an area of growth for Suisun City. However, due to macro and micro shifts in the market place, this area and downtown Fairfield have not seen a substantial increase in demand by developers or end-users as is evident by the limited private development and vacant commercial spaces.

In our reconciliation process, we must consider the positive and negative characteristics of the subject parcel in relation to the market and comparable sales. While the subject's lack of direct access to a public street can impact development, its location inside the harbor square does

provide some benefits as it is positioned centrally to some of the newer developments in the area. We do note that the large fireplace constructed on Harbor Square could be perceived as less than desirable as it partially blocks the subject parcel.

Overall, this central location is a major benefit to the subject property and would enhance the character of future development. As most of the comparable sales share a similar downtown Suisun City location, they benefit from the subject's general connection to local and regional linkages that are desirable for residential developments.

In summary, Comparable Sales #2 and #3 provide strong support for a value of \$20/SF for the subjects competitive market area for similar vacant land sites with future residential development potential. While Comparable Sales #4, #5, and #6 were given less weight in our conclusions due to atypical conditions of sale, they provide further support of a value in the range of \$17/SF to \$20/SF and are more recent transactions showing current market demand.

In our opinion, we were pleased with the data available for our analysis, and the best sales available for analysis in the competitive market area of the subject indicate support for a market value of around \$20/SF, which indicates an unrounded total value of \$169,960. Calculations are shown below:

SF of Land Area		\$/SF		Indicated Value
8,498	x	\$20.00	=	\$169,960

As a check of reasonableness, we have considered the indicated overall value in relation to the Comparable Sales, which range from \$110,000 to \$301,500 and are heavily concentrated around \$130,000. While more weight is given to our analysis based on per square foot of site area, buyers in this segment do consider the overall price. The concentration of comparable sales prices around \$130,000 would indicate that the market is more accepting of this overall price, thus putting downward pressure on the value indicated in the calculation above.

So as not to suggest a degree of precision that is not inherent in this analysis, nor the marketplace that the subject property competes within, we are inclined to round to a final As-Vacant market value opinion for the subject site. Considering the current economic conditions apparent as of our date of value, May 9, 2023, and the combined impacts of increased interest rates and growing recessionary fears, the market for residential development land has further contracted since late 2022, our most recent data point. As such, we have chosen to round down to account for the changes in the market and the risk associated with a property such as the subject.

After all considerations, a rounded market value opinion of \$150,000 is opined for the As-Vacant subject site. Our rounded market value opinion is generally consistent with the liquidation value of Comparable Sales #4, #5, and #6 on a price per square foot basis of \$17.65/SF, which were all sales to a speculative land banking buyer. Given the current economic environment, a similar speculative land banker is the most likely buyer profile of the subject.

Value Conclusion, As-If Vacant, May 9, 2023

SF of Land Area	Concluded \$/SF	Indicated Value
8,498 x	\$20.00	= \$169,960.00
	Market Value Opinion	\$150,000
	(Rounded)	

The above As-If Vacant value is based on our hypothetical condition that the subject site is free and clear for development, with all building improvements removed.

AS-IS VALUATION

As noted previously, we have been requested to provide a value for the subject considering the current improvements in place. As covered throughout the report and specifically in our Highest and Best Use As-Improved analysis, the subject in its current condition no longer supports an economic use and it is not financially feasible to remediate and repair the building due to costs far exceeding the value of building once repaired.

As concluded in the Highest and Best use analysis, the maximally productive use of the subject as-improved is demolition of the existing improvements to allow for redevelopment of the subject site.

To arrive at a value, we must take our concluded As-Vacant value opinion and deduct the additional costs a buyer would spend to get the property to an as vacant site ready for development. Such demolition costs can range widely depending on the complexity of the work needed to remove the improvements. Prices can range from \$10/SF to \$20/SF, depending on size and complexity. We note, that demolition costs are based on a per square foot of gross building area.

Buyer's of similar development properties that require demolition or other work necessary to be completed before a project can commence require entrepreneurial incentive to take on the project. This entrepreneurial incentive factors the necessary return a buyer would require to accept the risk of the project. Typically for more simple development projects, the incentive necessary is closer to 10%. However, the subject property contains additional risk associated with the public perception of the historic nature of the building, making demolition more politically fraught. As such, we have applied a 15% entrepreneurial incentive to our cost projections as shown in the following table.

Demolition Costs Projections	Low	High
Improved Gross SF	3,934	3,934
Demolition Costs per SF	\$10.00	\$20.00
	\$39,340	\$78,680
Entrepreneurial Incentive @ 15%	\$5,901	\$11,802
Total Costs	\$45,241	\$90,482

The indicated demolition costs above range from approximately \$50,000 to \$90,000 to bring the

subject from its current as-improved state to a vacant site. We have requested an estimate of demolition costs from the City of Suisun City for the building, but were not provided with their estimate.

As concluded in the As-Vacant Valuation section, our opinion of the market value of the subject vacant would be \$150,000. The following table illustrates resulting values indicated by the deduction of the low and high demolition costs.

Scenario	Value Conclusion, As-If Vacant	Demolition Costs	Indicated Value
Low	\$150,000	- \$45,241 =	\$104,759
High	\$150,000	- \$90,482 =	\$59,518

In our reconciliation process, we have considered Sales Comparable #1 from our As-Vacant analysis. This Sales Comparable sold with a small 2,000 SF improved building for \$130,000 that required removal. While not a direct comparable to the subject as-improved, it does provide us some indication for market accepted pricing. However, this transaction is from 2018 and it appears that market perceptions of the downtown Suisun City harbor area has worsened since.

Overall, we believe that a buyer of the subject as-improved with the current deteriorated building, would consider the property on a more overall price point. So as not to suggest a degree of precision that is not inherent in this analysis, nor the marketplace that the subject property competes within, we are inclined to round to a final As-Improved market value opinion for the subject. After all considerations, a rounded market value opinion of \$100,000 is opined for the As-Improved subject property.

Value Conclusion, As-Improved, May 9, 2023

**Market Value Opinion \$100,000
(Rounded)**

EXPOSURE TIME

The Uniform Standards of Professional Appraisal Practice (USPAP) require that opinions of market value be expressed in relation to exposure time. Exposure time⁴ is defined as:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort.

Exposure time is different for various types of real estate and value ranges and under various market conditions. Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal.

Therefore based more on our experience in the marketplace, given the data from the market of similar transaction, and the current position the market is in related to the economic cycle, our opinion is the subject would have had to have been offered for sale for approximately 6 to 12 months prior to the date of value.

⁴ *Dictionary of Real Estate Appraisal*, 7th Edition, The Appraisal Institute

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. We have observed the comparable properties during our previous work in the area or have completed aerial inspections through Google Maps or the local MLS service.
10. No one provided significant professional assistance to the persons signing this report.

11. 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.
12. As of the date of this report Steven M. Salmon and Matthew Atwood have completed the requirements of the continuing education program of the Appraisal Institute.
13. We have the necessary education and experience to competently perform this appraisal assignment.
14. We have not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of the assignment.
15. Steven M. Salmon and Matthew Atwood are currently certified by the State of California Office of Real Estate Appraisers as Certified General Real Estate Appraisers.



Steven M. Salmon, MAI
CA #AG0044622

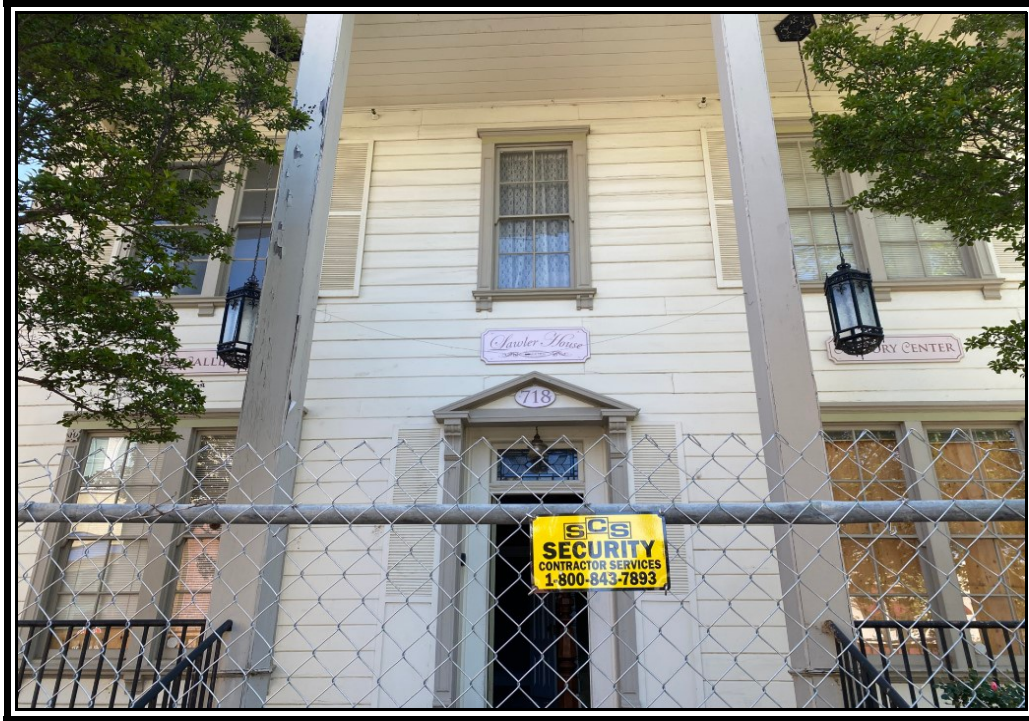


Matthew Atwood
CA #3005100

Date : 6/5/23

Date : 6/5/23

SUBJECT PHOTOGRAPHS



Front entrance to the subject property, currently fenced off. Damage is noted on the left pillar.



Rear of the building with 2nd floor deck that was reportedly unsafe to access.

SUBJECT PHOTOGRAPHS



Northeast corner of the subject building.



South side of the building which shows extensive roof and gutter damage. Note that both gutters in image are failing and show signs of vegetation growth that typically is associated with a build up of organic material over multiple years.

SUBJECT PHOTOGRAPHS



Interior of ground floor space, water damage in the closet is evident with the warped boards.

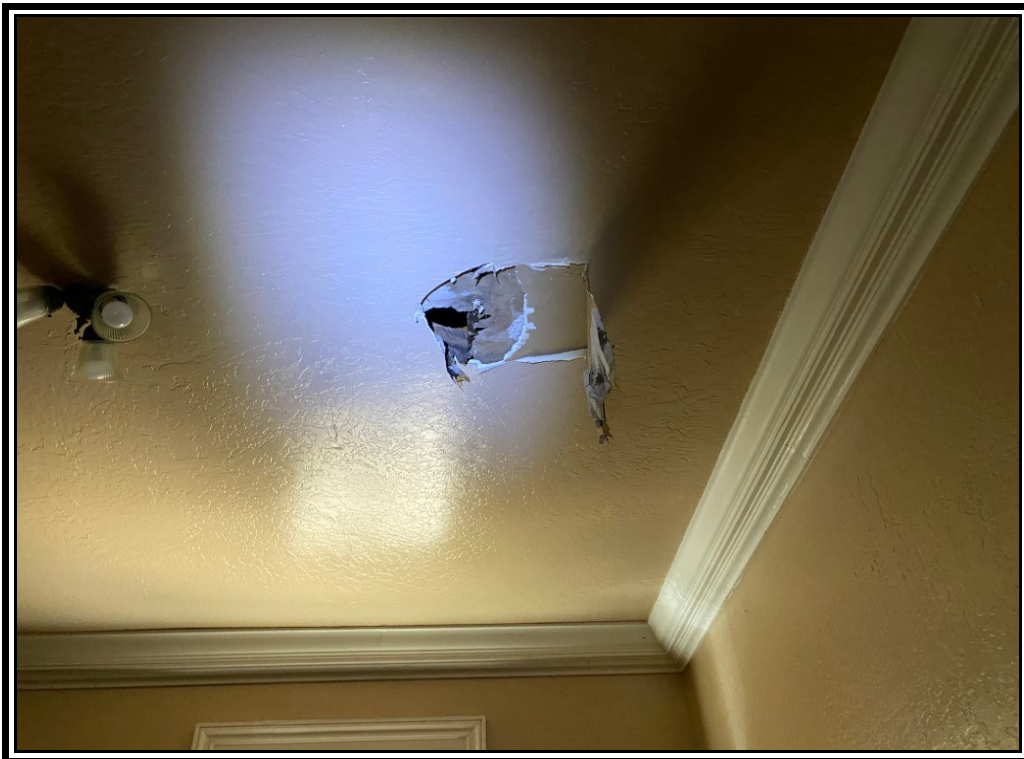


Boarded up windows on the ground floor due to repeated break-ins.

SUBJECT PHOTOGRAPHS



Extensive mold was found throughout the property as is evident on the roof and walls in this image.

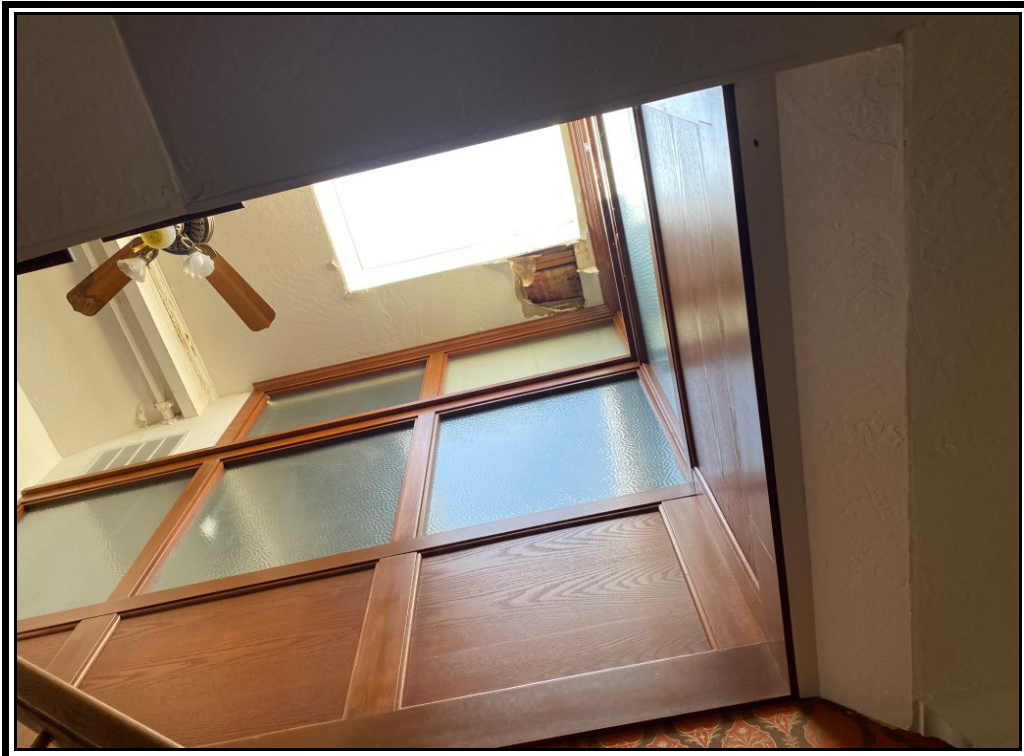


Due to extensive water build up between the floors, holes in the ceilings were necessary to release the water. Holes can be found in multiple rooms due to the water penetrating the interior structure.

SUBJECT PHOTOGRAPHS



2nd floor space with non-market standard ceilings that limit the function use of the space.



This is the view looking up the 2nd floor stairwell that would access the 3rd floor. We were not allowed access due to the excessive mold and unsafe conditions. Shown in the image is a large hole that has developed in the 3rd floor ceiling due to excessive water damage.

SUBJECT PHOTOGRAPHS

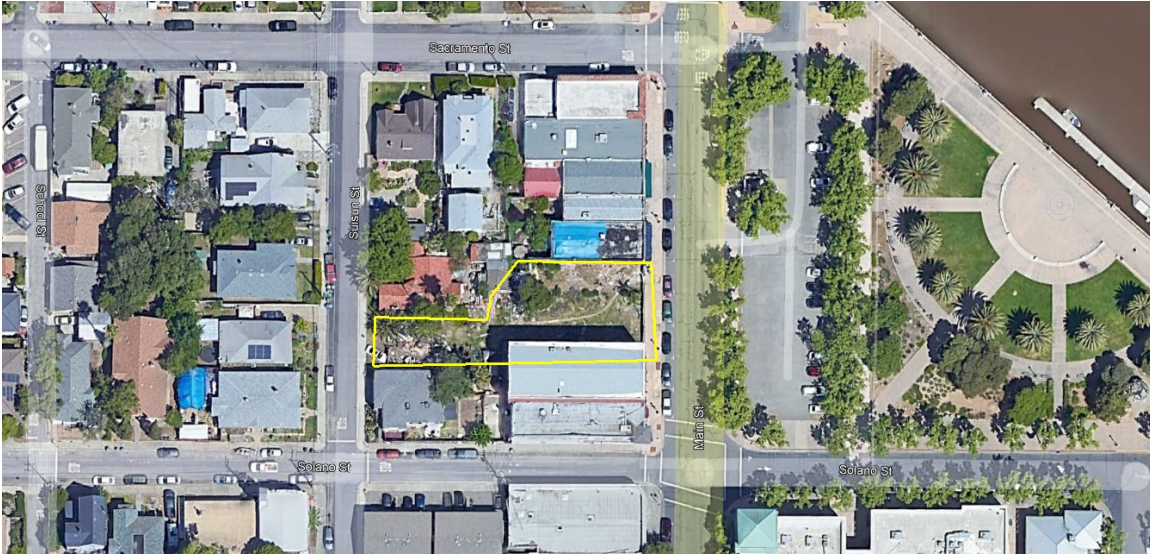


On the northern side of the building there are multiple gutters and down spouts that are no longer connected, resulting in water damage to the siding as is seen in this image. This lack of down spouts and gutters has also allowed water intrusion into the core of the building.



Additional exterior damage to roof trim. Extensive dry rot is visible all around the building.

Land Sale No. 1



Property Identification

Record ID	1470
Property Type	Commercial
Address	615 Main Street, Suisun City, Solano County, California 94585
Location	615 Main Street
Tax ID	0032-122-060

Sale Data

Grantor	Mardell Miller
Grantee	Jae Uh Chung
Sale Date	November 28, 2018
Deed Book/Page	80068
Property Rights	Fee Simple
Marketing Time	6+ Months
Conditions of Sale	Arm's Length
Financing	Cash
Verification	Jayson Madani; 831-234-6683, April 19, 2023; Other sources: Broker, MLS, Public Record, Confirmed by Matt Atwood

Sale Price	\$129,000
Cash Equivalent	\$129,000

Land Data

Zoning	MSMU, Commercial
Topography	Level
Utilities	Available
Shape	Irregular

Land Sale No. 1 (Cont.)

Land Size Information

Gross Land Size 0.232 Acres or 10,108 SF

Indicators

Sale Price/Gross Acre \$555,915

Sale Price/Gross SF \$12.76

Remarks

This is the sale of a 10,108 SF property located along Main Street in downtown Suisun City. The property has the main frontage along Main Street near the intersection with Solano Street. The property features two assessor parcels.

The site is located within Parking District 2 of the Suisun City Waterfront District specific plan and across from city parking lots. The site is zoned Main Street Mixed Use and allows for a variety of mixed-use developments and allows a density of 24 to 54 dwelling units per net acre. As this site was previously developed, it likely has connections to utilities, but the condition of such connections is unclear.

The property was partially improved at the time of sale with a small, approximately 2,000 SF, building that had previously been condemned. The broker reported that the building was unusable and would need to be torn down due to its bad condition and its being condemned by the local jurisdiction. The property has one parcel that goes from Main Street to Suisun Street, giving it two frontages.

The broker reported that the sale was due to an estate settlement and the family wanting to dispose of the property. The property was on MLS for over 6 months with an original asking price of \$275,000 or \$27/SF with no sale. The broker reported that there was little interest in the property at the asking price, and the poor condition of the building was an issue.

The property then sold off-market for \$129,000 or \$12.76/SF. The broker did not know what the buyer intended to do with the property, but was under the impression that they were hoping to develop the property in the future due to the increased interest in the Suisun waterfront at that time. The broker confirmed that the off-market sale was on market terms and had no atypical conditions. No information on demolition costs was available.

Since the sale, the buyer has demolished the condemned building and nothing has since been built.

Land Sale No. 2



Property Identification

Record ID 1473
Property Type Commercial
Address 640 Broadway Street, Fairfield, Solano County, California 94533
Location 640 Broadway Street
Tax ID 0030-291-090, -100

Sale Data

Grantor Greg Tonnesen
Grantee City of Fairfield
Sale Date April 30, 2021
Deed Book/Page 48524
Property Rights Fee Simple
Marketing Time 297 days
Conditions of Sale Arm's Length
Financing Cash to Seller
Verification Greg Tonnesen; April 20, 2023; Dylon Baker, 707-330-0152, April 24, 2023; Other sources: MLS, Confirmed by Matt Atwood
Sale Price \$301,500
Cash Equivalent \$301,500

Land Sale No. 2 (Cont.)

Land Data

Zoning	HTD, Commercial
Topography	Level
Utilities	Available
Shape	Rectangular

Land Size Information

Gross Land Size	0.344 Acres or 15,000 SF
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Indicators

Sale Price/Gross Acre	\$875,556
Sale Price/Gross SF	\$22.10

Remarks

This is the sale of a 0.34 acre or 15,000 SF site located near downtown Fairfield and south of the government buildings. This lot is adjacent to a Solano County-owned parking lot. It has frontage on both Broadway and Jefferson Streets.

The property was previously improved but sold vacant, with some concrete slabs still in place but no improved buildings. While the location is just outside the core downtown area, the property is located within the Heart of Fairfield Specific Plan. The zoning for the site is a transit-oriented development with a focus on higher-density housing uses. The allowed density for the site is 20 to 80 dwelling units per gross acre, with a 60% lot coverage and building height of 65'. This property is outside the core parking district of the specific plan.

The property was actively marketed with an original list price of \$375,000 for 297 days. The broker confirmed that the property was acquired by the City of Fairfield after getting an appraisal. The property had been on the market for some time and had not sold. As such, the seller took the offer from the City. The seller confirmed that that was the best offer they had.

Land Sale No. 3



Property Identification

Record ID	1369
Property Type	Commercial/residential
Address	525 Morgan Street, Suisun City, Solano County, California 94585
Location	Downtown Waterfront District
Tax ID	0032-143-070, -210

Sale Data

Grantor	Javer Ruiz
Grantee	Dante Archangeli
Sale Date	September 29, 2021
Deed Book/Page	1021369
Property Rights	Fee Simple
Marketing Time	22+ Months
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Michelle Perez; 702-208-2557, April 12, 2023; Other sources: MLS, Public Record, Confirmed by Matt Atwood
Sale Price	\$200,000
Cash Equivalent	\$200,000

Land Sale No. 3 (Cont.)

Land Data

Zoning	Historic Limited Commercial; HLC, Downtown Commercial
Topography	Generally level
Utilities	All available
Shape	Rectangular

Land Size Information

Gross Land Size	0.229 Acres or 9,975 SF
Front Footage	Kellogg Street; Morgan Street;

Indicators

Sale Price/Gross Acre	\$873,362
Sale Price/Gross SF	\$20.05

Remarks

This is the sale of a 0.23 acre site located at the southwest corner of Kellogg Street and Morgan Street in the Downtown Waterfront District of the city of Suisun City. The property is reported to have a street address of 525 Morgan Street.

The site is located in the downtown parking district, and is near city parking lots on the east side of Kellogg Street. The site is zoned historical limited commercial, allowing for limited commercial uses, residential uses, and mixed uses. The zoning allows for the development of 6 to 18 units per acre, and the site is fully served and in a development ready condition.

The property has been on-and-off the market since March of 2016, with an asking price of \$234,900. The broker reported a fair amount of interest but a limited number of written offers over the time it was marketed. The property was listed in 2021 with an asking price of \$229,999, then dropped to \$199,999. The final sales price was \$200,000.

The buyer's agent confirmed the sale and said their buyer intended to develop the property with housing. They felt that the property could be developed with 2 to 4 units.

The property reportedly has suffered some market resistance during marketing due to its less preferred historic limited commercial zoning, and there was some uncertainty as to whether the site was one, or two legal parcels.

Land Sale No. 4



Property Identification

Record ID	1474
Property Type	Commercial, Mixed use
Property Name	Parcel 3
Address	Suisun City, Solano County, California
Location	Main St. & Solano St.
Tax ID	0032-142-300
Latitude, Longitude	W38.238751, N-122.040478

Sale Data

Grantor	City of Suisun City
Grantee	Lionext Inc.
Sale Date	December 21, 2022
Deed Book/Page	78651
Property Rights	Fee Simple
Marketing Time	None
Conditions of Sale	See Remarks
Financing	Cash to Seller
Verification	Jim Bermudez; 707-421-7333, May 01, 2023; Other sources: City Manager, Confirmed by Matt Atwood
Sale Price	\$130,000 Based on Appraisal
Cash Equivalent	\$130,000

Land Sale No. 4 (Cont.)

Land Data

Zoning	MSMU, Downtown Commercial
Topography	Level
Utilities	Available
Shape	Rectangular
Parking	Parking District
Flood Info	AE & X

Land Size Information

Gross Land Size	0.170 Acres or 7,405 SF
Front Footage	Main St.; Solano St.;

Indicators

Sale Price/Gross Acre	\$764,706
Sale Price/Gross SF	\$17.56

Remarks

This comparable sale is a 0.17-acre downtown parcel in Suisun City that sold off-market for a previously appraised price of \$130,000. The property is located on the northeast corner of Main Street and Solano Street, just north of the core downtown Harbor Square area and northwest of the harbor. The property has good exposure on Main Street, providing primary access to the area.

The property is rectangular, with a long side along Main Street. It was improved with a gravel parking lot and minimal landscaping. The property is located within a parking district that allows for higher-density development and off-site parking. The zoning allows for a variety of mixed-use developments. The FEMA Flood Zone designation is a mix of AE and Zone X(shaded). This property was considered surplus by Suisun City, and the City Manager reported that they planned to sell it for some time.

In 2018 the City had the property appraised at \$130,000 by a national appraisal firm. We have reviewed the report.

In early 2022, the City was in works with the buyer to sell this property as well as two other vacant lots in downtown, all are non-contiguous. The buyer reportedly planned to develop the set of properties into mixed-use developments. In the second half of 2022, the City reportedly learned that they needed to sell these surplus properties before the end of the year, or they would have to develop plans for affordable housing on each site. While the City was already in talks with the buyer, the sales timeline was expedited to close before 2023.

As such, these properties were not openly marketed prior to the sale. The proposed sale was given public comment, but there were no other interested parties at the time. The City Manager confirmed that the 2018 appraisals set the sales prices and there were no further negotiations regarding pricing. Each property was acquired separately, and no bulk discount was given.

There were no entitlements at the time of sale. The buyer owns a regional transportation company from the area and wants to invest in the region. They are not real estate investors or developers. It is unclear if development is likely to happen in the near term.

Land Sale No. 5



Property Identification

Record ID	1475
Property Type	Commercial, Mixed use
Property Name	Parcel 5
Address	Suisun City, Solano County, California
Location	Kellogg Street
Tax ID	0032-142-280
Latitude, Longitude	W38.238175, N-122.039128

Sale Data

Grantor	City of Suisun City
Grantee	Lionext Inc.
Sale Date	December 21, 2022
Deed Book/Page	78636
Property Rights	Fee Simple
Marketing Time	None
Conditions of Sale	See Remarks
Financing	Cash to Seller
Verification	Jim Bermudez; 707-421-7333, May 01, 2023; Other sources: City Manager, Confirmed by Matt Atwood

Sale Price	\$110,000 Based on Appraisal
Cash Equivalent	\$110,000

Land Sale No. 5 (Cont.)

Land Data

Zoning	DMU, Downtown Commercial
Topography	Level
Utilities	Available
Shape	Rectangular
Parking	Parking District
Flood Info	AE

Land Size Information

Gross Land Size	0.146 Acres or 6,373 SF
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Indicators

Sale Price/Gross Acre	\$751,859
Sale Price/Gross SF	\$17.26

Remarks

This comparable sale is a 0.15-acre downtown parcel in Suisun City that sold off-market for a previously appraised price of \$110,000. The property is located along the Suisun Slough and has waterfront views. The property is accessed via a non-exclusive dominant easement for public access, parking, and services. The property is well suited to benefit from the waterfront location but does not have good visibility from the Kellogg Street frontage.

The property is generally rectangular and unimproved. The FEMA Flood Zone designation is Zone AE which requires significant development work to be developed. Additionally, the property's proximity to the water results in the property being under the jurisdiction of the BCDC (Bay Conservation and Development Commission). Both the flood zone and the BCDC jurisdiction adds to the complexity and risk of potential future development of the site.

The property is located within a parking district that allows for higher-density development and off-site parking. The zoning allows for a variety of mixed-use developments. This property was considered surplus by Suisun City, and the City Manager reported that they planned to sell it for some time.

In 2018, the City had the property appraised at \$110,000 by a national appraisal firm. We have reviewed the report.

In early 2022, the City was in works with the buyer to sell this property as well as two other vacant lots in downtown, all are non-contiguous. The buyer reportedly planned to develop the set of properties into mixed-use developments. In the second half of 2022, the City reportedly learned that they needed to sell these surplus properties before the end of the year, or they would have to develop plans for affordable housing on each site. While the City was already in talks with the buyer, the sales timeline was expedited to close before 2023.

As such, these properties were not openly marketed prior to the sale. The proposed sale was given public comment, but there were no other interested parties at the time. The City Manager confirmed that the 2018 appraisals set the sales prices and there were no further negotiations regarding pricing. Each property was acquired separately, and no bulk discount was given.

There were no entitlements at the time of sale. The buyer owns a regional transportation company from the area and wants to invest in the region. They are not real estate investors or developers. It is unclear if development is likely to happen in the near term.

Land Sale No. 6



Property Identification

Record ID	1476
Property Type	Commercial, Mixed use
Property Name	Parcels 8 & 9
Address	Suisun City, Solano County, California
Location	Line Street
Tax ID	0032-142-240, -250
Latitude, Longitude	W38.236756, N-122.038874

Sale Data

Grantor	City of Suisun City
Grantee	Lionext Inc.
Sale Date	December 21, 2022
Deed Book/Page	78630
Property Rights	Fee Simple
Marketing Time	None
Conditions of Sale	See Remarks
Financing	Cash to Seller
Verification	Jim Bermudez; 707-421-7333, May 01, 2023; Other sources: City Manager, Confirmed by Matt Atwood

Sale Price	\$130,000 Based on Appraisal
Cash Equivalent	\$130,000

Land Data

Zoning	WC, Downtown Commercial
Topography	Level
Utilities	Available

Land Sale No. 6 (Cont.)

Shape	Irregular
Parking	Parking District
Flood Info	AE

Land Size Information

Gross Land Size	0.211 Acres or 9,191 SF
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Indicators

Sale Price/Gross Acre	\$616,124
Sale Price/Gross SF	\$14.14

Remarks

This comparable sale is a 0.21-acre downtown parcel in Suisun City that sold off-market for \$130,000. The property is located along the Suisun Slough and has waterfront views. The property is accessed via a non-exclusive dominant easement for public access, parking, and services. The property is well suited to benefit from the waterfront location and has average visibility from the Kellogg Street frontage.

The property is irregular in shape and unimproved. The FEMA Flood Zone designation is Zone AE which requires significant development work to be developed. Additionally, the property's proximity to the water results in the property being under the jurisdiction of the BCDC (Bay Conservation and Development Commission). Both the flood zone and the BCDC jurisdiction adds to the complexity and risk of potential future development of the site.

The property is located within a parking district that allows for higher-density development and off-site parking. While the zoning is for Waterfront Commercial, it does allow for the uses permitted within the Main Street Mixed Use zone, MSMU. This allows for a variety of mixed-use developments. This property was considered surplus by Suisun City, and the City Manager reported that they planned to sell it for some time.

In 2018 the City had the property appraised at \$160,000 by a national appraisal firm. We have reviewed the report, and it is unclear why it sold for \$30,000 less than the appraised value.

In early 2022, the City was in works with the buyer to sell this property as well as two other vacant lots in downtown, all are non-contiguous. The buyer reportedly planned to develop the set of properties into mixed-use developments. In the second half of 2022, the City reportedly learned that they needed to sell these surplus properties before the end of the year, or they would have to develop plans for affordable housing on each site. While the City was already in talks with the buyer, the sales timeline was expedited to close before 2023.

As such, these properties were not openly marketed prior to the sale. The proposed sale was given public comment, but there were no other interested parties at the time. The City Manager confirmed that the 2018 appraisals set the sales prices and there were no further negotiations regarding pricing. Each property was acquired separately, and no bulk discount was given.

There were no entitlements at the time of sale. The buyer owns a regional transportation company from the area and wants to invest in the region. They are not real estate investors or developers. It

was reported that this was the property they were most interested in and hoped to develop a ground-floor restaurant space with residential units above.

PLACER TITLE COMPANY

**CITY OF SUISUN CITY
701 CIVIC CENTER BLVD.
SUISUN CITY, CA 94585
Attn: JASON GARBEN**

November 16, 2005

**Order No.: 501-15914
Reference: LAWLER HOUSE**

Property Address:

APN: 0032-141-130, SUISUN CITY, CA 94585

Enclosed are the reports requested on the above referenced property. Thank you for letting us be of service to you. If you have any questions concerning this report, please contact the office shown on the first page of the report.

1300 Oliver Rd., #230, Fairfield, CA 94533 - (707) 429-6186 Fax (707) 428-6842

PLACER TITLE COMPANY

Preliminary Report

Order No. 501-15914
UPDATE

Issued By:

PLACER TITLE COMPANY
1300 OLIVER RD., #120
FAIRFIELD, CA 94534
Escrow Officer: Laura Vierra
Phone: 707-429-2211
Fax: 707-429-6199
Escrow Officer Email: lvierra@placertitle.com
Email Loan Docs To: 501edocs@placertitle.com

Customer Reference: LAWLER HOUSE

Property Address: APN: 0032-141-130, SUISUN CITY, CA 94585

In response to the above referenced application for a policy of title insurance, PLACER TITLE COMPANY hereby reports that it is prepared to issue, or cause to be issued, through one of its authorized underwriters, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in the attached. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in the attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN THE ATTACHED CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED. IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of November 04, 2005 at 7:30 a.m.

Title Officer: Laura Vierra

CLTA Preliminary Report

**Order No. 501-15914
UPDATE**

The form of policy of title insurance contemplated by this report is:

CLTA Owners Policy

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A FEE AS TO PARCEL ONE; AN EASEMENT AS TO PARCEL TWO

Title to said estate or interest at the date hereof is vested in:

**THE REDEVELOPMENT AGENCY OF THE CITY OF SUISUN CITY, A PUBLIC BODY, CORPORATE
AND POLITIC OF THE STATE OF CALIFORNIA**

The land referred to herein is described as follows:

SEE EXHIBIT "A" ATTACHED

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:

LOT 8, AS SHOWN ON THE MAP OF SUISUN HARBOR PLAZA UNIT II, FILED DECEMBER 5, 1997 IN BOOK 67 OF MAPS, AT PAGE 72, SOLANO COUNTY RECORDS.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS, PARKING AND PUBLIC SERVICE APPURTENANT TO PARCEL ONE ABOVE, OVER AND ACROSS LOT B, AS SHOWN ON THE MAP OF SUISUN HARBOR PLAZA UNIT II, FILED DECEMBER 5, 1997 IN BOOK 67 OF MAPS, PAGE 72, SOLANO COUNTY RECORDS.

APN: 0032-141-130

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. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2005-2006, A LIEN, NOT YET DUE OR PAYABLE.
2. 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.
3. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDS OF THE VICTORIAN HARBOR ASSESSMENT DISTRICT, AND IS THEREFORE SUBJECT TO ALL THEIR TAXES AND ASSESSMENTS THEREOF. SAID TAXES ARE PAYABLE AND COLLECTED WITH THE CITY AND COUNTY TAXES.
4. MUNICIPAL SERVICE CHARGES FOR THE CITY OF SUISUN CITY, IF ANY. FOR AMOUNTS DUE, PLEASE CONTACT SOLANO GARBAGE AT (707) 439-2800.
5. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE SUISUN CITY REDEVELOPMENT PROJECT AREA AGENCY, 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, SOLANO COUNTY RECORDS.

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

6. TERMS AND PROVISIONS, AS CONTAINED IN A DOCUMENT ENTITLED: "PERMIT NO. 20-91", EXECUTED BY SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION, RECORDED AUGUST 12, 1993 AS INSTRUMENT NO. 1993-00073533. AND AMENDED BY DOCUMENTS RECORDED APRIL 11, 1997 AS INSTRUMENT NO. 1997-00022127, MAY 19, 2000 AS INSTRUMENT NO. 2000-00040235 AND NOVEMBER 7, 2000 AS INSTRUMENT NO. 2000-00094792.

NOTE:

TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS, FOR THE FISCAL YEAR 2004-2005:

1ST INSTALLMENT: \$0.00 CANCELLED
2ND INSTALLMENT: \$0.00 CANCELLED
ASSESSED VALUATIONS:
LAND: \$0.00

Order No. 501-15914
UPDATE

EXCEPTIONS
(Continued)

IMPROVEMENTS: \$0.00
EXEMPTION: \$0.00
PARCEL NO.: 0032-142-240 CODE AREA: 5017

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

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: THIS TRANSACTION IS NOT ELIGIBLE FOR THE SHORT TERM RATE.

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

LENDER'S NOTE:

IF A 1970 ALTA LENDER'S POLICY FORM HAS BEEN REQUESTED, THE POLICY, WHEN AND IF APPROVED FOR ISSUANCE, WILL EITHER BE ENDORSED TO ADD THE FOLLOWING LANGUAGE OR AN ENCUMBRANCE WILL BE ADDED TO SCHEDULE B, PART I AS FOLLOWS:

Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:

- (a) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
- (b) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
- (c) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (i) to timely record the instrument of transfer; or
 - (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

APPROVAL FOR THE ISSUANCE OF THE 1970 ALTA LENDER'S POLICY FORM MUST BE REQUESTED AND APPROVED PRIOR TO CLOSE OF ESCROW. ALL OTHER FORMS OF POLICIES THAT ARE AUTHORIZED TO BE ISSUED ARE THE 1992 POLICIES ONLY.

BUYER'S NOTE:

If an ALTA Residential Owner's Policy is requested and if the property described herein is determined to be eligible for this policy, the following Exceptions From Coverage will appear in the policy:

1. Taxes or assessments which are not shown as liens by the public records or by the records of any taxing authority.
2. (a) Water rights, claims or title to water; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) unpatented mining claims; whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
3. Any rights, interests or claims of parties in possession of the land which are not shown by the public records.
4. Any easements or liens not shown by the public records. This exception does not limit the lien coverage in Item 8 of the Covered Title Risks.
5. Any facts about the land which a correct survey would disclose and which are not shown by the public records. This exception does not limit the forced removal coverage in Item 12 of the Covered Title Risks.

**Placer Title Company, North Idaho Title Insurance Company, Westcor Land Title Insurance Company
National Closing Solutions, NCS Exchange Professionals, Montana Title and Escrow Company
Stewart Title Guaranty Company, Old Republic National Title Insurance Company,
Lawyers Title Insurance Corporation, United General Title Insurance Company,
Transnation Title Insurance Company, The Sterling Title Company,
and Ticor Title Insurance Company**

PRIVACY POLICY NOTICE

Purpose Of This Notice

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of a persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of:

**Placer Title Company, North Idaho Title Insurance Company, Montana Title and Escrow Company
Westcor Land Title Insurance Company, Stewart Title Guaranty Company, Old Republic National Title
Insurance Company, Lawyers Title Insurance Corporation and United General Title Insurance Company,
National Closing Solutions, NCS Exchange Professionals, Transnation Title Insurance Company, The
Sterling Title Company and Ticor Title Insurance Company**

We may collect nonpublic personal information about you from the following sources:

- * Information we receive from you, such as on applications or other forms.
- * Information about your transactions we secure from our files, our affiliates or others.
- * Information we receive from a consumer reporting agency.
- * Information we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- * Financial service providers such as companies engaged in banking, consumer finances, securities and insurance.
- * Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**NOTICE
FEDERAL FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA)**

Upon the sale of United States real property, by a non-resident alien, foreign corporation, partnership or trust, the Foreign Investment in Real Property Tax Act of 1980 (FIRPTA), and as revised by the Tax Reform Act of 1984 (26 USCA 897 (C)(1)(A)(1) and 26 USCA 1445) requires the transferee (Buyer) of real property to withhold Internal Revenue Service income taxes in an amount equal to ten (10%) percent of the sale price from seller's proceeds, if ANY of the following conditions are met:

- (1) The selling price is greater than \$300,000.00
- (2) The selling price is less than \$300,000 AND the purchaser does not intend to occupy the property as his residence for at least 50% of the time of the first two 12 month periods following the date of transfer.

Withholding is not required if both of the following conditions are met:

- (1) The selling price is less than \$300,000
and
- (2) The Buyer is acquiring the property as his residence, and the buyer or other qualifying family member will occupy the property for at least 50% of the time during each of the first 12-month periods following transfer of title to the buyer.

If the purchaser who is required to withhold income tax from the seller fails to do so, the purchaser is subject to fines and penalties as provided under Internal Revenue Code Section 1445. The seller may request a waiver or a reduced withholding amount by submitting a written request for a "qualifying statement" or "withholding certificate" (Form 8288-B) to:

Director, Internal Revenue Service
Philadelphia Service Center
P.O. Box 21086
Philadelphia, PA 19114-0586

Escrow Holder will, upon written instructions from the purchaser, withhold Federal Income Tax from the seller and will deposit said tax with the Internal Revenue Service, together with IRS Forms 8288 and 8288-A. The fee charged for this service is \$25.00 payable to the escrow holder.

CALIFORNIA WITHHOLDING

In accordance with Sections 18662 and 18668 of the Revenue and Taxation Code, a transferee (Buyer) may be required to withhold an amount equal to 3 1/3 percent of the sales price in the case of a disposition of California real property interest by either:

1. A seller who is an individual or when the disbursement instructions authorize the proceeds to be sent to a financial intermediary or the seller, OR
2. A corporate seller that has no permanent place of business in California.

The buyer may become subject to penalty for failure to withhold an amount equal to the greater of 10 percent of the amount required to be withheld or five hundred dollars (\$500).

However, notwithstanding any other provision included in the California statutes referenced above, no buyer will be required to withhold any amount or be subject to penalty for failure to withhold if:

1. The sales price of the California real property conveyed does not exceed one hundred thousand dollars (\$100,000.00), OR
2. The seller executes a written certificate, under the penalty of perjury, of any of the following:
 - A. The property qualifies as the seller's (or decedent's, if being sold by the decedent's estate) principal residence within the meaning of Internal Revenue Code (IRC) Section 121; or
 - B. The seller is (or decedent, if being sold by the decedent's estate) last used the property as the seller's (decedent's) principal residence within the meaning of IRC Section 121 without regard to the two-year time period; or
 - C. The seller has a loss or zero gain for California income tax purposes on this sale; or
 - D. The property is being compulsorily or involuntarily converted and the seller intends to acquire property that is similar or related in service or use to qualify for non-recognition of gain for California income tax purposes under IRC Section 1033; or
 - E. If the transfer qualifies for non-recognition treatment under IRC Section 351 (transfer to a corporation controlled by the transferor) or IRC Section 721 (contribution to a partnership in exchange for a partnership interest); or
 - F. The seller is a corporation (or an LLC classified as a corporation for federal and California income tax purposes that is either qualified through the California Secretary of State or has a permanent place of Business in California); or
 - G. The seller is a partnership (or an LLC that is not a disregarded single member LLC and is classified as a partnership for federal and California income tax purposes) with recorded title to the property in the name of the partnership or LLC; or
 - H. The seller is a tax-exempt entity under either California or federal law; or
 - I. The seller is an insurance company, individual retirement account, qualified pension/profit sharing plan, or charitable remainder trust; or
 - J. The transfer qualifies as a simultaneous like-kind exchange within the meaning of IRC Section 1031; or
 - K. The transfer qualifies as a deferred like-kind exchange within the meaning of IRC Section 1031; or
 - L. The transfer of this property will be an installment sale that you will report as such for California tax purposes and the buyer has agreed to withhold on each principal payment instead of withholding the full amount at the time of transfer.

The Seller is subject to penalty for knowingly filing a fraudulent certificate for the purpose of avoiding the withholding requirement.

The California statutes referenced above include provisions which authorize the Franchise Tax Board to grant reduced withholding and waivers from withholding on a case-by-case basis for corporations or other entities.

**CLTA PRELIMINARY REPORT FORM
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS**

**1. CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorney's fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental policy power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditor's rights laws.

**EXCEPTIONS FROM COVERAGE
SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

2. CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10-22-03)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorney's fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning: (a) building; (b) zoning; (c) land use; (d) improvements on Land; (e) Land division; (f) environmental protection
 This exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date. This exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
3. The right to take the Land by condemning it, unless: (a) notice of exercising the right appears in the Public Records at the Policy Date; or (b) the taking happened before the Policy Date and is binding on you if you bought the land without knowing of the taking.
4. Risks: (a) that are created, allowed, or agreed to by you, whether or not they appear in the Public Records; (b) that are known to you at the Policy Date, but not to us, unless they appear in the Public Records at the Policy Date; (c) that result in no loss to you; or (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8d, 22, 23, 24 or 25.
5. Failure to pay value for your Title.
6. Lack of a right: (a) to any Land outside the area specifically described and referred to in Paragraph 3 of Schedule A; and (b) in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

* For Covered Risk 14, 15, 16 and 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 14:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 15:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 16:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 18:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$ 5,000.00

**3. AMERICAN LAND TITLE ASSOCIATION
RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorney's fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - *Land use *Land division *Improvements on the land *Environmental protectionThis exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - * a notice of exercising the right appears in the public records on the policy date
 - * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
 - * that are created, allowed, or agreed to by you
 - * that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
 - * that result in no loss to you
 - * that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - * to any land outside the area specifically described and referred to in Item 3 of Schedule A; or
 - * in streets, alleys, or waterways that touch your landThis exclusion does not limit the access coverage in Item 5 of Covered Risks.

**4. AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92)
WITH ALTA ENDORSEMENT - FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorney's fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;

(d) attaching or created subsequent to Date of Policy (except to the extent that this policy insured the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditor's rights laws, that is based on:
 - (a) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine or equitable subordination; or
 - (c) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure: (i) to timely record the instrument of transfer; (ii) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following General Exceptions:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest or claims which are now 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.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. 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.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

5. AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorney's fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership

or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditor's rights laws, that is based on:
 - (a) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (b) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure: (i) to timely record the instrument of transfer; or (ii) of such recordation to impart notice to a purchaser for value or judgment or lien creditor.

The above policy forms may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following General Exceptions:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. 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.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10-13-01) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the Land; (ii)

the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the public records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the public records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.

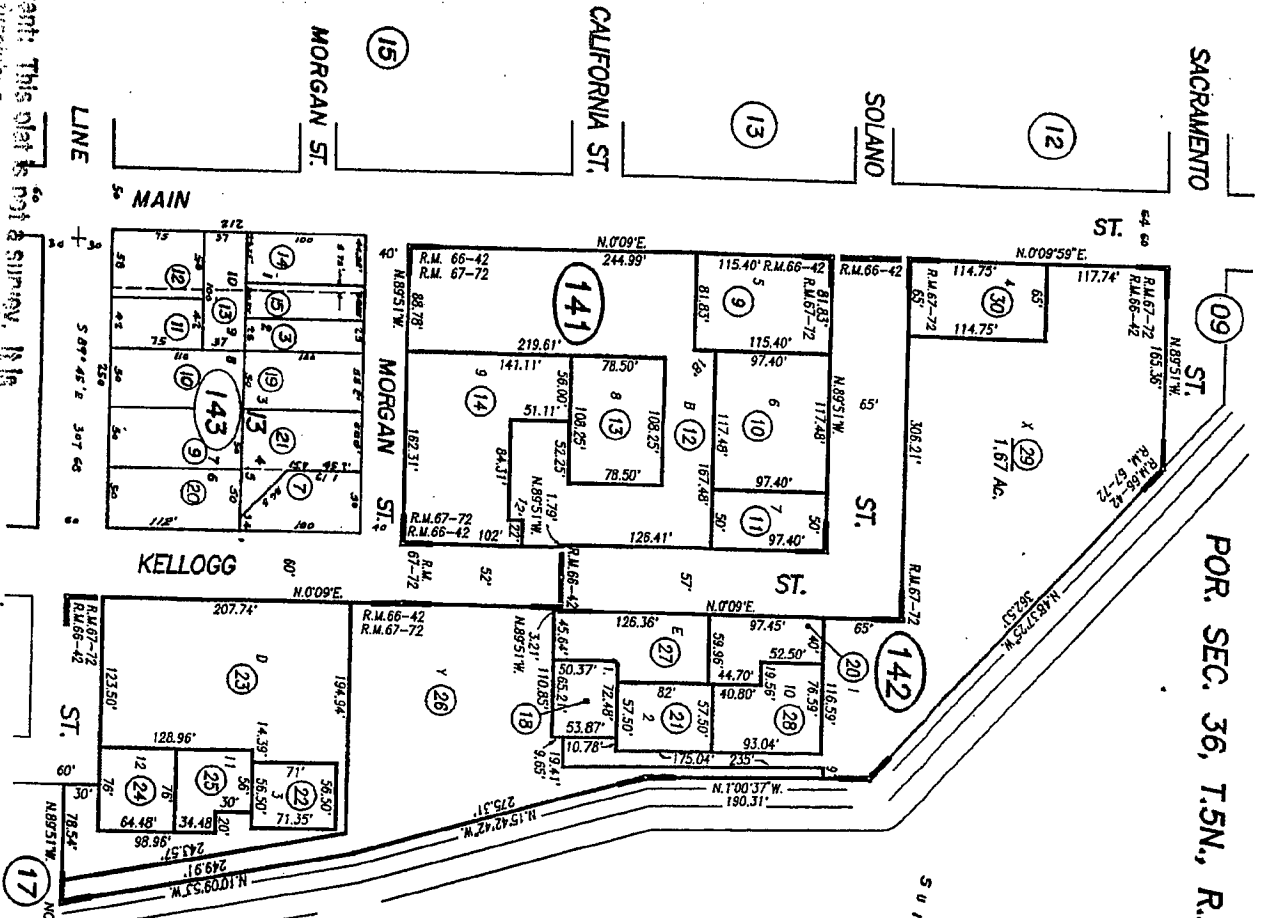
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the public records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24 25 and 26); or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
5. Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
6. Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
8. Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are Known to the Insured at:
 - (a) The time of the advance; or
 - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the public records at Date of Policy.

SACRAMENTO

POR. SEC. 36, T.5N., R.2W., M.D.B. & M.

Tax Area Code
5017

32-14



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

141-09A14 (Rm)		
142-20B030 (Rm)	12-5-97	DJ
141-08	9-22-97	DJ
142-190A22 (Rm)	9-16-96	FG
REVISION	DATE	BY

Suisun City
Suisun Harbor Plaza
Suisun Harbor Plaza

R.M. Bk. 1 Pg. 105
Unit No. 1, R.M. Bk. 66 Pg. 42
Unit No. 2, R.M. Bk. 67 Pg. 72

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

1	R-3.50'	L-5.50'
2		
3		
4		
5		

CITY OF SUISUN
Assessor's Map Bk. 32 Pg. 14
County of Solano, Calif.

Copyright © 1996, Solano County Assessor/Recorder. All Rights Reserved

Important: This plat is not a survey. It is
merely a reference to a survey. It does not
show the location of any structures, utility
lines, distances, bearings or distances.

National Flood Hazard Layer FIRMMette



122°2'43"W 38°14'30"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/10/2023 at 1:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



ADAMLABS, INC.

3807 Pasadena Avenue, Suite 190, Sacramento, CA 95821

Phone: (916) 692-8355

MOLD REPORT

November 3, 2021

FOR CLIENT:

City of Suisun

INVESTIGATION SITE:

718 Main St
Suisun, CA

SCOPE OF WORK

City of Suisun requested the services of AdamLabs, Inc. to:

1. Investigate and observe possible water damage.
2. Visually inspect for any subsequent fungal infestation and contamination.
3. Collect and analyze samples for mold growth and spores.
4. Interpret the analytical findings and provide a plan for site remediation.

The scope of this project does not cover investigation for bacterial, viral or protozoan contamination nor does it address infestation by higher orders (e.g. insect, arthropod, and other vermin, etc.).

This mycological site remediation plan takes into account sources of mold contamination and areas to which the contamination may have spread. The plan outlines the course of remediation including guidelines for removal of contamination from the structure located at 718 Main St, Suisun, CA. The exact amount of mold-contaminated material cannot be specified in the plan, because samples were collected from representative areas, not all areas (limited investigation). However the recommendations are sufficiently specific to provide for adequate mold contamination abatement and restoration under acceptable mycological conditions (re-establishment of normal ambient conditions).

There are currently no laws governing mycological abatement as pertains to worker safety; however the plan does include worker safety recommendations based on the degree of site contamination and the virulence of the types of molds to be encountered in this remediation project.

OSHA regulation, 29 CFR 1910.1200, covers hazard communication (to workers). Although it is prudent to inform all remediation workers of the job specific hazards, biohazards are specifically excluded from this ordinance (Section b 6 xii). This project does involve activities whereby inhalation of spores may pose a significant health risk.

It is also necessary for workers to observe the OSHA respiratory protection regulations as stated in 29 CFR 1910.134.

Investigation Report

On October 28, 2021, Adam Jahnsen, Industrial Hygienist performed a visual inspection for mold growth. After the visual inspection was conducted, sensitive air quality (Air-O-Cell) samples were collected; after which, surface samples were collected from the interior on the structure.

At the time of investigation visual observations indicate water damaged walls and ceiling on the 3rd floor. Visible mold was observed on the ceiling.

Microscopic examination of air samples collected indicates lower levels than the background outdoor sample. (Note, the air quality is subject to change with the environment. Continual moisture, disturbance, and/or activity associated with mold-infested materials can amplify indoor airborne mold spore concentrations). Below are comparative guidelines for interpretation means. (See attached lab reports).

**Suggested Guidelines for Mold Spore and Skin Cell Fragment Concentrations
Residential Buildings (Counts/Cubic Meter) m³**

Suggested Guideline	Total	Penicillium/ Aspergillus	Ascospores/ Basidiospores	Cladosporium	Zygomycetes	Skin Cell Fragments
"Average" Clean Residence	<1,800	<600	<200	<100	<100	<9,000
"Clean" Residence (Maximum)	<3,000	<1,400	*<900	*<800	<600	<16,000
Indoor Contamination Present	***>8,000	>4,000	*>1,500	*>600	>700	>20,000
Indoor Amplification May Be Occurring	*>12,000	>8,000	*>1,500	*>1350	>1,000	**>30,000

Reference: *Airborne Mold Spore Concentrations in Commercial & Residential Buildings*, Daniel M. Baxter, Environmental Testing Associates, San Diego, CA., 1995.

California	spores / m³			
Fungal Type	Low	Medium	High	Frequency %
<i>Alternaria:</i>	7	27	213	61
<i>Basidiospores:</i>	13	320	7307	96
<i>Bipolaris:</i>	7	13	107	14
<i>Botrytis:</i>	7	25	200	25
<i>Chaetomium:</i>	7	13	107	19
<i>Cladosporium:</i>	53	693	6347	98
<i>Curvularia:</i>	7	13	147	6
<i>Epicoccum:</i>	7	13	173	20
<i>Nigrospora:</i>	7	13	200	7
<i>Oidium:</i>	7	20	200	22
<i>Penicillium/Aspergillus:</i>	50	213	2640	90
<i>Rusts:</i>	7	20	274	31
<i>Smuts, Periconia, Myxomycetes:</i>	10	40	440	72
<i>Stachybotrys:</i>	7	13	400	5
<i>Torula:</i>	7	13	174	14

EMLab (Environmental Microbiology Laboratory Inc.) 2006 Indoor Air Quality Reference Guide

After the air samples were collected, surface samples were collected from area of concern (water damaged area). The results of the surface samples indicate above trace levels of mold surface spores. In other words, the results of the surface samples indicate elevated mold spores (above normal). See attached lab results for details.

Of the molds identified *Aspergillus/Penicillium* and *Stachybotrys* spores (if elevated) are prominent allergens, which produce mycotoxins and may act as opportunistic pulmonary pathogens. The mycotoxins produced by these molds may be immunosuppressive. These findings should be communicated to all remediation workers.

In Conclusion, the surface samples collected from 3rd floor ceiling and sheetrock found under the basement stairwell indicate and amplification of *Stachybotrys* and *Aspergillus/Penicillium* spores. Site observations indicate that identified mold is related to the water past water intrusion activities associated with the said structure. The source of mold indoors should be addressed. Based on the air sample results, the interior air quality is slightly elevated, however, the spore level of the air sample results (when compared to the above charts) are not elevated to a point that would justify contamination or by taking action to not occupy the area.

MYCOLOGICAL SITE REMEDIATION PLAN

Limited remediation of the structure above mentioned is necessary. This judgment is based on laboratory confirmation of clinically significant fungal growth on the ceiling and walls of the 3rd floor and the sheetrock found in the basement. Although the State of California presently has no regulations regarding indoor air quality as relates to mold contamination, the New York City, Department of Health, has issued "Guidelines on Assessment and Remediation of *Stachybotrys* in Indoor Environments". This publication recommends different levels of abatement depending on the size of the contaminated surface area and the type of fungi encountered. Estimated total contaminated surface area inside the walls and outside the walls is >10 square feet. This level of contamination corresponds to Level III Contamination. The following recommendations for remediation generally follow the NYC guidelines. An experienced competent molds abatement contractor should perform all removal and cleanup.

RECOMMENDATIONS

1. Negative air enclosure (containment) shall be set up on the 3rd floor to enclose all building materials to be removed. A containment shall be set in the basement under the stairwell where sheetrock is located. Maintain strict biohazard workers protection procedures (protecting clothing, respirators

with NIOSH approved HEPA for particulate filtering and with Carbon/Charcoal filters for CL/Chlorine vapor filtering, safety goggles and gloves).

2. Cut and remove all sheetrock on the 3rd floor. After removing the said sheetrock, inspect the wall cavity for visible mold, if found, clean and/or abate the visible mold. Follow the mold. Remove mold infested sheetrock under the stairwell in the basement.
3. During mold abatement all water damaged, and mold contaminated building materials shall be removed, discarded and replaced with virgin materials; drywall sheets (contaminated on either the inside or outside), HVAC filters, insulation exposed to water and any other building materials. Concrete, masonry, structural steel and wood members may be cleaned and remain in place. Removal will continue until no mold growth is visible plus two (2) feet. Demolition of the contaminated construction materials will cause mold spores to be released in high concentrations into the air. Consequently, demolition must be performed only within an area contained by poly sheeting, with the constant use of negative air HEPA filter machine(s) to reduce dispersal of the mold spores. Removal of contaminated materials from containment shall be performed such that contamination is prevented to surrounding building rooms and contents. Such materials should be bagged in six (6) mil poly, made airtight by double sealing, sufficiently disinfected, air dried and HEPA vacuumed before removal from containment.
4. Following removal of contaminated materials, all floor, wall, and/or ceiling cavities, studs, base plates, joists and sub-flooring (as much as possible) within the contained area shall be disinfected. Disinfections are by liberal application of a 1:5 (or stronger) solution of sodium hypochlorite (bleach), using a stiff bristle nylon brush with a scrubbing action, then wiped dry.
5. After cleaning the wall cavities, HEPA vacuum and then wipe down all remaining exposed walls, floors, and ceilings inside the containment area by use of fresh clean rags and a virgin cleaning agent and/or disinfectant (virgin meaning: spray only, no rag to bucket). Repeating this method will minimize residual airborne mold spore settlement that occurs during mold abatement activities.
6. Following abatement, clearance air samples shall be collected in the containment area, outside containment, and compared to baseline samples taken outside the building.
7. Forced airflows through HVAC systems shall not be permitted into or out of contaminated areas (HVAC systems should be shut down or blocked off with poly in all containments or contaminated areas). Replace filters on HVAC systems if airborne spores were released while the systems were operating.
8. Negative air, exhausting to the building's exterior and filtered through HEPA filters, shall be continued throughout the entire remediation process until clearance samples indicate that the ambient spore levels have been

achieved. Further recommendations and/or final project clearance will depend on the results of these tests.

9. Continued moisture in a structure may cause additional mold growth or the recurrence of mold infestation after remediation has been completed.

Abatement workers should wear respirators with HEPA and chlorine gas filtration, disposable protective gloves (latex or equivalent), foot coverings and clothing when involved with any demolition or disinfecting activities inside containment.

Before leaving containment, abatement personnel shall remove any gross contamination from the outside of respirators and protective clothing by vacuuming with a HEPA vacuum. All disposable clothing shall be removed inside the containment area and treated as contaminated waste.

This plan has been prepared exclusively for City of Suisun by:

ADAM D. JAHNSEN, INDUSTRIAL HYGIENIST

Certified Microbial Consultant

American Indoor Air Quality Council (AIAQC)

Attached:

Microbial Analysis of Surface and Airborne particles/Spores/Pollens

This is a limited investigation Filed as 21MI1436

This report is generated at the request and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies will not be released to a third party without written request from the client.



Lawler House

718 Main Street
Suisun City, CA

Submitted by:

Devin Grimes

DevCo Building Enterprises, LLC

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Pacheco, CA 94553

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Estimate Only



Project
Lawler House 718 Main Street Suisun City, CA

Customer	
Nouae Vue, PE - Public Works Director City of Suisun 701 Civic Center Blvd. Suisun City, CA 94585	Office 707-421-7316 nvue@suisun.com

Roof replacement, water damage repair to surrounding soffit and trim, mold and water damage remediations* and repair to interior of 3rd floor attic and 2nd floor hallway.

Notes:

These costs are estimated from the Mold Report by AdamLabs, Inc. dated November 3rd, 2021, and field notes and photos by the estimator.

*There may be other areas that need to be addressed that are not known or underdetermined at the time of proposal.

Description	Quantity	Hours	Material	Labor	Other	Subcontract	Cost
1.0 GENERAL							66,863.13
1.1 Design & Planning							7,866.25
Engineer/Plans/Permitting	1 LS	20	0.00	7,866.25	0.00	0.00	7,866.25
Estimated cost may vary from actual depending on approved scope and plans.							
1.4 Rental Equipment							55,063.75
Equipment and rentals	1 Ea	0	0.00	0.00	55,063.75	0.00	55,063.75
Temporary specialty equipment rental allowances. Includes scaffold, lifts, specialty tools as needed.							
1.5 Other Fees							3,933.13
Code Compliance Allowance	1 Ea	0	0.00	0.00	3,933.13	0.00	3,933.13
Additional costs associated with code compliance items required where repairs interface with existing conditions.							
2.0 EXISTING CONDITIONS							71,301.46
2.1 Site Preparation							51,917.26
Varying Conditions Allowance	500 SF	50	43,264.38	8,652.88	0.00	0.00	51,917.26
Additional Labor and Materials to facilitate new/upgraded construction. Because of the age of the building, there are hidden conditions that will require labor intensive application with special materials.							
			86.53/SF	17.31/SF			103.83/SF

Description	Quantity	Hours	Material	Labor	Other	Subcontract	Cost
2.0 EXISTING CONDITIONS							
2.4 Demolition/Deconstruction							14,757.09
Demolition & Hauling, Dump fee, Charge per cubic yard	80 CY	28	0.00	4,845.61	9,911.48	0.00	14,757.09
Removal of water damaged carpet, flooring, drywall, and other debris to designated dump site.				60.57/CY	123.89/CY		184.46/CY
2.5 Cleanup/Hauling							4,627.11
Water Damage and Mold Remediation, Antimicrobial cleaning, Disinfectant-sanitizer-cleaner, 1,600 SF per gallon, Milban 1-2-3	16 CSF	8	89.61	1,384.46	0.00	0.00	1,474.07
Using a sprayer, sponge and sponge mop on non-porous or semi-porous surfaces. Cost per 100 square feet (CSF) of surface sprayed or cleaned. An open wall or ceiling cavity has about 1.5 SF of surface area for each square foot of wall or ceiling. Spraying assumes the surface is kept moist for 10 minutes. Add the cost of an EPA-registered disinfectant-sanitizer-cleaner (bactericidal, virucidal, tuberculocidal, fungicidal). Work done in containment and personal protective equipment (PPE) will take about 50 percent longer.			5.60/CSF	86.53/CSF			92.13/CSF
Water Damage and Mold Remediation, Encapsulation, Apply mold sealer on semi-porous (unprimed) surfaces, Spray, 575 SF per hour	16 CSF	11.68	144.74	2,021.31	0.00	0.00	2,166.05
Encapsulation of pre-cleaned surfaces to seal mold residue and inhibit future growth.			9.05/CSF	126.33/CSF			135.38/CSF
Water Damage and Mold Remediation, Personal protection equipment, Whole body suit, disposable, Tyvek(tm)	16 Ea	0	986.99	0.00	0.00	0.00	986.99
Purchase.			61.69/Ea				61.69/Ea
3.0 FOUNDATIONS							0.00
4.0 STRUCTURE							75,628.02
4.1 Rough Framing							10,944.62
Rough Carpentry, Allowance for Interior walls and rafters.	1 Ea	40	4,022.32	6,922.30	0.00	0.00	10,944.62
Remove and replace contaminated/compromised framing members as needed.							
4.2 Insulation							9,099.68
Insulation, Fiberglass batt insulation, R13 & R30	1,200 SF	13.2	6,815.32	2,284.36	0.00	0.00	9,099.68
Installed in walls (R13) and ceilings (R30) for sound mitigation.			5.68/SF	1.90/SF			7.58/SF
4.3 Drywall							14,574.59

Description	Quantity	Hours	Material	Labor	Other	Subcontract	Cost
4.0 STRUCTURE							
4.3 Drywall							
Drywall, 5/8" drywall installed, replace, with smooth-wall finish	1,200 SF	49.2	6,060.16	8,514.43	0.00	0.00	14,574.59
Includes drywall board, drywall mud, drywall nails and/or screws, drywall tape, and corner bead.			5.05/SF	7.10/SF			12.15/SF
4.4 Roofing							41,009.13
Roofing, Asphalt shingles, laminated, long exposure, 50 year, complete system (shingles, underlayment, flashing, caps, and vents)	25 Sq	111.25	15,575.18	19,252.65	0.00	0.00	34,827.83
Includes additional labor time for steep pitch over 4/12.			623.01/Sq	770.11/Sq			1,393.11/Sq
Roofing, Built-up roofing, replace, 5 ply	2 Sq	23.1	2,183.67	3,997.63	0.00	0.00	6,181.30
Includes base sheet, ply sheets, torch down layers, and installation.			1,091.84/Sq	1,998.82/Sq			3,090.65/Sq
5.0 OPENINGS							0.00
6.0 ELECTRICAL							15,299.85
6.1 Rough Electrical							15,299.85
Electrical, Replace electrical	500 SF	35	9,242.84	6,057.01	0.00	0.00	15,299.85
Remove and replace electrical supplies and fixtures. Upgrade as needed. Assumes tie-in to existing main panel or designated sub-panel.			18.49/SF	12.11/SF			30.60/SF
7.0 PLUMBING							0.00
8.0 MECHANICAL							0.00
9.0 CARPENTRY							18.25
9.2 Finish Carpentry/Trim							18.25
Siding, Soffit, replace, redwood plywood	1 SF	0.05	13.39	4.86	0.00	0.00	18.25
Includes soffit material, rust-resistant fasteners, backing as needed, and installation. Does not include finish fascia. Includes 4% waste.							
10.0 FINISHES							60,153.22
10.1 Painting							48,380.59
Painting, Drywall or stucco, 3 coats	1,200 SF	156	2,624.18	26,996.97	0.00	0.00	29,621.15
2 coats of sealer/primer and 2 coats of color.			2.19/SF	22.50/SF			24.68/SF
Painting, Siding, Paint exterior soffit, 3 coats	2,200 SF	52.8	9,622.00	9,137.44	0.00	0.00	18,759.44
			4.37/SF	4.15/SF			8.53/SF
10.2 Flooring							11,772.63

Description	Quantity	Hours	Material	Labor	Other	Subcontract	Cost
10.0 FINISHES							
10.2 Flooring							
Flooring, Red oak strip flooring, replace, select & better grade	350 SF	30.8	6,442.46	5,330.17	0.00	0.00	11,772.63
Strip flooring is up to 3/4" thick and up to 3-1/4" wide. Grading information based on rules established by the National Oak Flooring Manufacturers Association (NOFMA). All wood is kiln-dried, tongue-and-groove, end-matched and hollow or scratch backed.			18.41/SF	15.23/SF			33.64/SF
11.0 SPECIAL CONSTRUCTION							0.00
12.0 EQUIPMENT							0.00
13.0 YARDS & GROUNDS							0.00
Project Total	629.08	107,087.24	113,268.33	68,908.36	0.00	0.00	289,263.93

We appreciate your business and look forward to working with you.

Approved By: _____ Date: _____ Date: _____

Contractor _____ Customer _____

Facility Inspection Report

Date Inspected:	1/11/2023
Inspected By:	Gemma Geluz
Facility:	Lawler House
Location:	718 Main St.

Area	Description	Estimated Cost
ADA Issues:		
	ADA Improvements (per DacTrak report + inflation + Contingency)	\$ 930,000.00
	Subtotal	\$ 930,000.00
Immediate Issues:		
Building - entire	Repair dry rot	\$ 300,000.00
Building - entire	Mold Remediation	\$ 150,000.00
Roof + partial bldg	Roof replacement; 3rd floor repair water damage & mold remediations, interior repair; 2nd story hallway (DevCo quote) (Revised estimated cost includes 20% inflation + 20% contingency)	\$ 416,540.06
Building - 1st & 2nd story	Repair water damage, new electrical, new fixtures (based on DevCo quote)	\$ 450,000.00
Building - Basement	Water damage, mold remediation, expansion to access fire system	\$ 100,000.00
Windows	Replace windows (based on Engie quote)	\$ 150,000.00
HVAC	Replace HVAC (3 units)	\$ 50,000.00
Fire Code Compliance	Fire sprinkler repairs and Monitoring System	\$ 120,000.00
	Subtotal	\$ 1,736,540.06
	Total	\$ 2,666,540.06