

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
BOARD ACTION SUMMARY

DEPT: Public Works

BOARD AGENDA #: C-2

AGENDA DATE: December 5, 2017

SUBJECT:

Approval to Consider and Adopt a Resolution of Necessity to Acquire Real Property, or Interest in Real Property, by Eminent Domain for the Claribel Road at Roselle Avenue Intersection Road Widening Project, Parcel Owners Jimmy Zheng and Sharon Zhu

BOARD ACTION AS FOLLOWS:

No. 2017-687

THIS ITEM WAS REMOVED FROM THE AGENDA.
NO ACTION WAS TAKEN.

ATTEST:


ELIZABETH A. KING, Clerk of the Board of Supervisors

File No.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Public Works

Urgent

Routine

BOARD AGENDA #: C-2

AGENDA DATE: December 5, 2017

AC

CEO CONCURRENCE:

4/5 Vote Required: Yes No

SUBJECT:

Approval to Consider and Adopt a Resolution of Necessity to Acquire Real Property, or Interest in Real Property, by Eminent Domain for the Claribel Road at Roselle Avenue Intersection Road Widening Project, Parcel Owners Jimmy Zheng and Sharon Zhu

STAFF RECOMMENDATIONS:

1. Find that the public interest and necessity require the Claribel Road at Roselle Avenue Intersection Road Widening Project (Project).
2. Find that the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. Find that the subject property, APN 075-025-009, described in the attached Resolution is necessary for the project.
4. Find that the offer required by section 7267.2 of the Government Code has been made to the parcel owners, Jimmy Zheng and Sharon Zhu, of the property to be acquired.
5. Adopt a Resolution of Necessity in the form attached hereto as Attachment 1.
6. Authorize County Counsel to initiate eminent domain proceedings to acquire the subject property.

DISCUSSION:

The Claribel Road at Roselle Avenue intersection is located in Stanislaus County on the southern city limits of Riverbank and north of the City of Modesto. The intersection is non-signalized and controlled by an all-way stop. The intersection consists of an overhead flashing red beacon at the center of the intersection and "roll-over" curbs at all corners.

The purpose of this project is to improve regional air quality by installing traffic signals to reduce stop and start movements at the Claribel Road and Roselle Avenue intersection. The improvements to the intersection consist of the installation of traffic signals, widening the intersection to provide for truck turn movements, the addition of dedicated left turn lanes in all directions, and restriping of the roadway at Claribel Road and Roselle Avenue. This project will also improve safety and efficiency at the intersection.

Approval to Consider and Adopt a Resolution of Necessity to Acquire Real Property, or Interest in Real Property, by Eminent Domain for the Claribel Road at Roselle Avenue Intersection Road Widening Project, Parcel Owners Jimmy Zheng and Sharon Zhu

Stanislaus County is the lead agency on the project. Per the Amended and Restated Memorandum of Understanding between the County and the City of Riverbank approved on December 15, 2015, Stanislaus County is responsible for all Right-of-Way (ROW) acquisitions needed for the construction of this project.

On August 30, 2016, the Board of Supervisors adopted the Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act for the proposed project.

The County needs to acquire the following property described below to accomplish the proposed improvements:

Property Owners:	Jimmy Zheng and Sharon Zhu
Assessor's Parcel Number:	075-025-009 (portion)
ROW Acquisition Area:	0.42± Acres Permanent Road Easement (approximate) 0.09± Acres Temporary Construction Easement

The property is zoned Neighborhood Commercial C-1, and the entire parcel contains 0.93 acres. The site has been improved with an approximately 1,725 square foot single family dwelling with a detached two car garage. The approximately 0.7 acres of irrigated pasture is fenced and is used for grazing.

The County has offered the owners of the subject property the sum of \$286,500, which an appraiser hired by the County determined to be the fair market value for the subject property, pursuant to section 7267.2 of the Government Code. A copy of the offer letter is attached (Attachment 2).

The County and owner have been in correspondence since March of 2017 to discuss the project and ROW acquisition needed for the project. On November 9, 2017, the County's ROW consultant, Overland Pacific and Cutler (OPC), met with the owner to deliver and discuss the offer. The County received a counter offer on November 9, 2017 of \$370,000 based on an appraisal he acquired in June of 2017. A copy of the counter offer and appraisal is attached (Attachments 3 and 4). In the interest of project delivery and avoiding litigation, the County presented a counter which met the land owner half way at a value of \$328,250 (Attachment 5). On Friday, November 17, 2017, the County received yet another counter offer based on a second appraisal from the owner, which came in at \$357,750. A copy of the second counter offer and second owner appraisal are attached (Attachments 6 and 7). On November 20, 2017, the County presented a third offer which again met the land owner half way at a value of \$343,000. This offer was countered by the owner the following day with an amount of \$350,000 (Attachment 8). The County is continuing to negotiate with the land owner at this time.

Public Works staff recommends initiating the process of acquiring the ROW from the owner through the eminent domain process. Starting the eminent domain process now allows the County to obtain an order of possession while the ROW acquisition compensation is negotiated.

Approval to Consider and Adopt a Resolution of Necessity to Acquire Real Property, or Interest in Real Property, by Eminent Domain for the Claribel Road at Roselle Avenue Intersection Road Widening Project, Parcel Owners Jimmy Zheng and Sharon Zhu

To authorize the use of the power of eminent domain, the Board must first adopt a Resolution of Necessity required by section 1245.220 of the Code of Civil Procedure. The purpose of the Resolution of Necessity hearing is to provide the owners of the property the opportunity to be heard on the matters referred to in section 1240.030 of the Civil Code as follows:

1. Whether the public interest and necessity require the project;
2. Whether the project is planned or located in the manner that will be most compatible with the greatest public good and least private harm;
3. Whether the property sought to be acquired is necessary for the project; and
4. Find that the offer required by section 7267.2 of the Government Code has been made to the owners of record of the property to be acquired.

The owner was sent a written Notice of Intent on Monday, November 20, 2017, as required by section 1245.235 of the Code of Civil Procedure, refer to Attachment 9.

The Department of Public Works offers the following in support of each of the above-mentioned matters:

1. The Public Interest and Necessity Require the Project.

Signalization at the intersection would address safety, operational conditions, and air quality concerns. Existing operations at the Claribel Road and Roselle Avenue intersection are not meeting acceptable levels of service standards required to meet current and anticipated future traffic through the intersection. Proposed signalization of the intersection would include intersection widening and increased turning radii for left turn movements to accommodate light vehicle and truck turning movements. These improvements would increase traffic flow through the intersection improving both air quality and safety hazards.

2. The project is planned or located in the manner that will be the most compatible with the greatest public good and the least private injury.

The County and the Project Development Team took into consideration the configuration of the existing intersection and the associated impacts of the proposed improvements would have on private property. The proposed improvements have the least amount of impacts to private property, while still accomplishing the goal to relieve traffic congestion at the intersection.

3. The property sought to be acquired is necessary for the project.

To increase traffic flow through the intersection improving air quality and safety hazards, the proposed ROW acquisition of the subject property is necessary for the project to be built.

4. Find that the offer required by section 7267.2 of the Government Code has been made to the owners of record of the property to be acquired.

ROW acquisition is required from 4 parcels in order to construct the project. ROW is still being negotiated with the owners of 2 parcels, including this parcel.

Approval to Consider and Adopt a Resolution of Necessity to Acquire Real Property, or Interest in Real Property, by Eminent Domain for the Claribel Road at Roselle Avenue Intersection Road Widening Project, Parcel Owners Jimmy Zheng and Sharon Zhu

Construction of this project is scheduled to begin in the spring of 2018. Prior to the start of construction, ROW must be acquired and cleared to enable overhead utilities to be relocated.

POLICY ISSUE:

The Board of Supervisors' approval is necessary for all Resolution of Necessity per section 1245.220 of the Code of Civil Procedures.

FISCAL IMPACT:

The costs associated with conducting the Resolution of Necessity hearings are funded 66% by Public Facilities Fees (PFF) Fund 6401 and 34% by City of Riverbank. Although the costs have not been identified, it is anticipated that they will be minimal and no budget adjustment is necessary to the Fiscal Year 2017-2018 Adopted Final Public Works Road Projects Budget.

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priorities of providing A Safe Community, A Healthy Community, and A Well-Planned Infrastructure System by improving regional air quality, safety and efficiency at the intersection with the installation of a traffic signal.

STAFFING IMPACT:

Existing Public Works staff is overseeing this project.

CONTACT PERSON:

Matt Machado, Public Works Director

Telephone: (209) 525-4153

ATTACHMENT(S):

1. Resolution of Necessity
2. First Offer Letter
3. First Counter Offer
4. First Appraisal
5. Second Offer Letter
6. Second Counter Offer
7. Second Appraisal
8. Third Offer and Counter Letter
9. Notice of Intent

ATTACHMENT 1
RESOLUTION OF NECESSITY

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: December 5, 2017

THE FOLLOWING RESOLUTION WAS ADOPTED:

**A RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY BY EMINENT
DOMAIN PARCEL APN: 075-025-009
OWNER: JIMMY ZHENG AND SHARON ZHU**

BE IT RESOLVED, that the Board of Supervisors of the County of Stanislaus, State of California, hereby finds and determines as follows:

WHEREAS, Article I, section 19 of the Constitution of the State of California and section 25350.5 of the Government Code authorizes the Board of Supervisors of any County to acquire by eminent domain any property necessary to carry out any of the powers or functions of the County; and

WHEREAS, the real properties to be taken are described in Exhibit "A", "B", "A-1" and "B-1" attached hereto and made a part hereof; and

WHEREAS, the take of the real property is required for the project; and

WHEREAS, the County proposes to install traffic signals, widen the intersection to provide for truck turn movements, add dedicated left turn lanes in all directions, place an asphalt overlay, and restripe the roadway at Claribel Road and Roselle Avenue; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Supervisors of Stanislaus County by no less than two-thirds vote of its members:

1. The public interest and necessity require the acquisition of the real property interests described in Exhibit "A", "B", "A-1" and "B-1" attached hereto and incorporated by this reference for the proposed public project.

2. The proposed project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The properties sought to be acquired and described by this resolution is necessary for the public project.
4. The offer required by section 7267.2 of the Government Code has been made to the owners of record.
5. On August 30, 2016, the Board of Supervisors adopted the Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act for the proposed project.
6. The County Counsel is hereby authorized to institute eminent domain proceedings in the Superior Court of the State of California for the County of Stanislaus, for the purpose of acquiring the properties described herein above, and is further authorized to institute proceedings for taking pre-judgment possession of said properties and to deposit the probable amount of compensation therefore, in accordance with California Code of Civil Procedure section 1255.010, as directed by the Superior Court as security for said possessions. Counsel is further authorized to associate with, at its election, a private law firm for the prosecution of said proceedings.
7. In order to timely complete the project and provide the benefits of the project in a timely and orderly manner, the County has an overriding need for possession of the property described and depicted in Exhibit "A", "B", "A-1" and "B-1" attached hereto and prior to entry of denied, the County and the residents of California to be served by the proposed project, will suffer a substantial hardship. County Counsel is hereby authorized to request an Order from the Court authorizing the County to take prejudgment possession of the property.
8. The Temporary Construction Easements as described in exhibits A-1 and B-1 is for a term of two years, commencing upon possession, with the option to extend the term by one additional year upon payment of additional compensation as set forth in the offer to the owners.
9. To the extent the property or a portion of it has heretofore been appropriated for public use, the proposed use set forth herein will not unreasonably interfere with or impair the continuation of the public use as it exists or may reasonably be expected to exist in the future, and is therefore a compatible public use pursuant to Code of Civil Procedure Section 1240.510, or, as applicable, constitutes a more necessary public use to which the property is appropriated pursuant to Code of Civil Procedure Section 1240.610.

10. That the Auditor/Controller of Stanislaus County is directed to draw all necessary warrants payable to the State Treasurer or County Clerk in the amount specified in the Written Summary of Just Compensation prepared in accordance with the Code of Civil Procedure sections 1255.010, et seq. All warrants shall be drawn from the County Treasury. No warrant shall be drawn on that account for purposes of furthering the eminent domain action unless sufficient funds have been deposited to fund any such warrant.

ATTEST: ELIZABETH A. KING, Clerk
Stanislaus County Board of Supervisors,
State of California

Exhibit "A"

LEGAL DESCRIPTION

APN: 075-025-009

Road Easement

All that real property situate in Section 36, Township 2 South, Range 9 East, M.D.M., County of Stanislaus, State of California, being a portion of Lot 4 as shown in Volume 7 of Maps, at Page 3, recorded August 13, 1912, Official Records of Stanislaus County, more particularly described as:

Commencing at a 2" Iron Pipe with Brass Disc marking the southwest corner of Section 36, Township 2 South, Range 9 East, as shown in Book 22 of Surveys, at Page 51, recorded March 30, 1995, Official Records of Stanislaus County, which bears along the South line of Section 36, North 89°35'23" West 2645.13 from a 4"x4" concrete monument marking the South 1/4 Corner of Section 36, as shown in Book 29 of Surveys, at Page 76, recorded May 26, 2006, Official Records of Stanislaus County; thence along said south line South 89°35'23" East 24.66 feet; thence leaving said South line North 00°24'37" East 20.00 feet to the intersection of the north right-of-way line of Claribel Road and the east right-of-way line of Roselle Avenue as shown on said map filed May 26, 2006, and the **Point of Beginning**; thence along said east right-of-way North 00°33'48" West 107.18 feet; thence leaving said east right-of-way South 49°33'44" East 88.99 feet; thence South 89°31'13" East 261.83 feet to the westerly line of the property described in the GRANT DEED to Joe L. Dutra, Jr. and Jill R. Dutra, recorded January 17, 1997 and filed as Document 97-0003956-00, Official Records of Stanislaus County; thence along said westerly line South 0°33'48" East 49.61 feet to said north right-of-way line of Claribel Road as shown in said Volume 7 of Maps, at Page 3, recorded August 13, 1912, Official Records of Stanislaus County; thence leaving said easterly line and along said north right-of-way North 89°35'23" West 329.00 feet to the **Point of Beginning**.

Containing 0.42 acres or 18,305 square feet.

Bearings shown are based on the South line of Section 36 as measured between the found monuments described hereon and having a bearing of North 89°35'23" West. Distances shown and described are ground and in US Survey Feet.

This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.



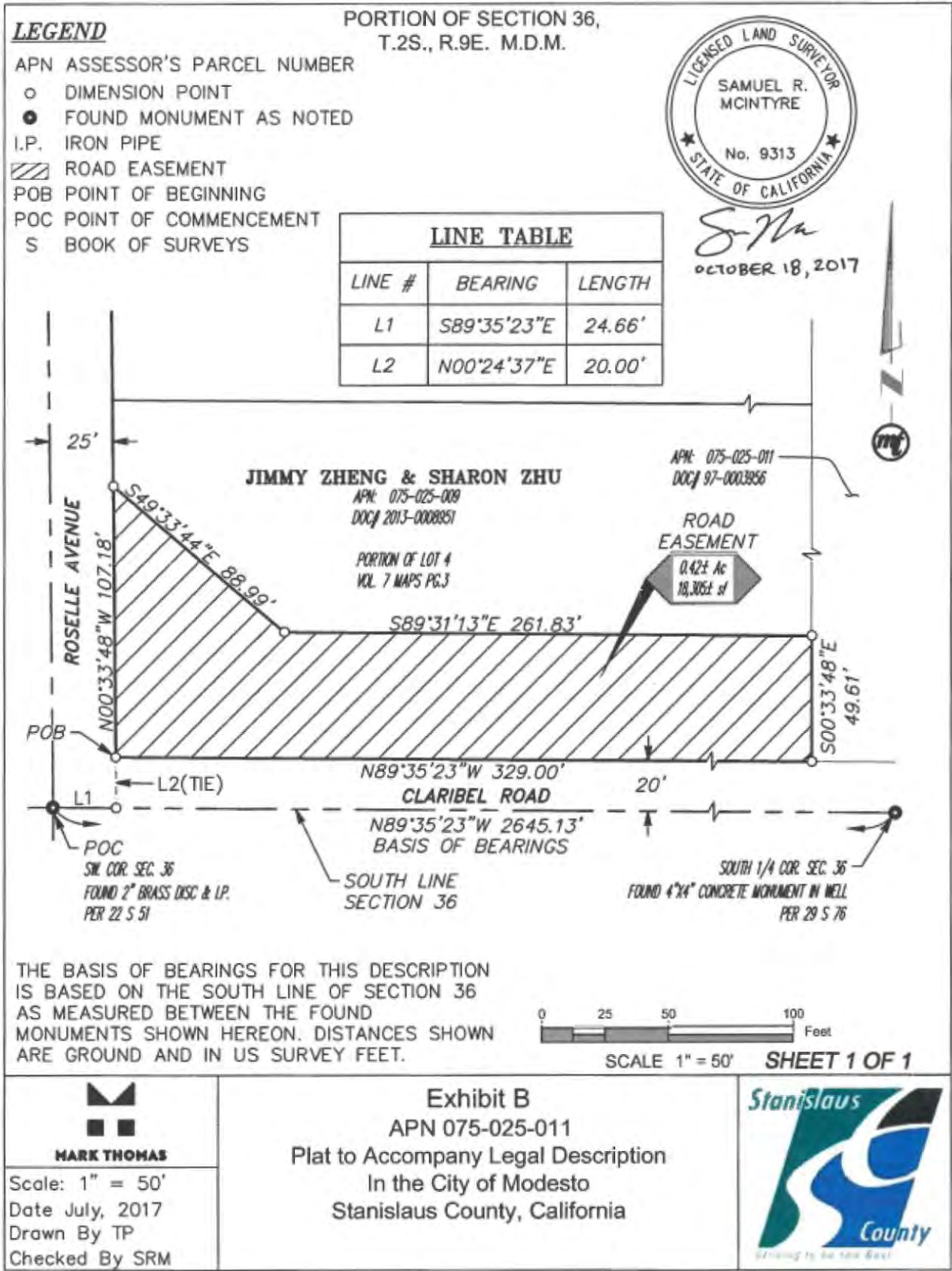
Samuel McIntyre, LS 9313



OCTOBER 18, 2017

Date

Exhibit "B"





MARK THOMAS

Scale: 1" = 50'

Date July, 2017

Drawn By TP

Checked By SRM

Exhibit B

APN 075-025-011

Plat to Accompany Legal Description

In the City of Modesto

Stanislaus County, California



Stanislaus County

Working to be the Best

Exhibit "A-1"

LEGAL DESCRIPTION

APN: 075-025-009

TCE

All that real property situate in Section 36, Township 2 South, Range 9 East, M.D.M., County of Stanislaus, State of California, being a portion of Lot 4 as shown in Volume 7 of Maps, at Page 3, recorded August 13, 1912, Official Records of Stanislaus County, more particularly described as:

All that portion of said Lot 4, within a strip of land 10-foot wide, lying parallel, easterly and northerly of the following described line:

Commencing at a 2" Iron Pipe with Brass Disc marking the southwest corner of Section 36, Township 2 South, Range 9 East, as shown in Book 22 of Surveys, at Page 51, recorded March 30, 1995, Official Records of Stanislaus County, which bears along the South line of Section 36, North 89°35'23" West 2645.13 from a 4"x4" concrete monument marking the South 1/4 Corner of Section 36, as shown in Book 29 of Surveys, at Page 76, recorded May 26, 2006, Official Records of Stanislaus County; thence along said south line South 89°35'23" East 24.66 feet; thence leaving said South line North 00°24'37" East 20.00 feet to the intersection of the north right-of-way line of Claribel Road and the east right-of-way line of Roselle Avenue as shown on said map filed May 26, 2006, thence along said east right-of-way North 00°33'48" West 141.00 feet to the north line as described in the GRANT DEED to Jimmy Zheng and Sharon Zhu, recorded January 31, 2013 and filed as Document 2013-0008951-00, Official Records of Stanislaus County, and the **Point of Beginning**; thence leaving said north line and along said east right-of-way of Roselle Avenue South 00°33'48" East 33.82 feet; thence leaving said east right-of-way South 49°33'44" East 88.99 feet; thence South 89°31'13" East 261.83 feet to the westerly line of the property described in the GRANT DEED to Joe L. Dutra, Jr. and Jill R. Dutra, recorded January 17, 1997 and filed as Document 97-0003956-00, Official Records of Stanislaus County, and the **Point of Terminus** which bears North 0°33'48" West 49.61 feet from said north right-of-way of Claribel Road.

Containing 0.09 acres or 3,772 square feet.

Bearings shown are based on the South line of Section 36 as measured between the found monuments described hereon and having a bearing of North 89°35'23" West. Distances shown and described are ground and in US Survey Feet.

This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.

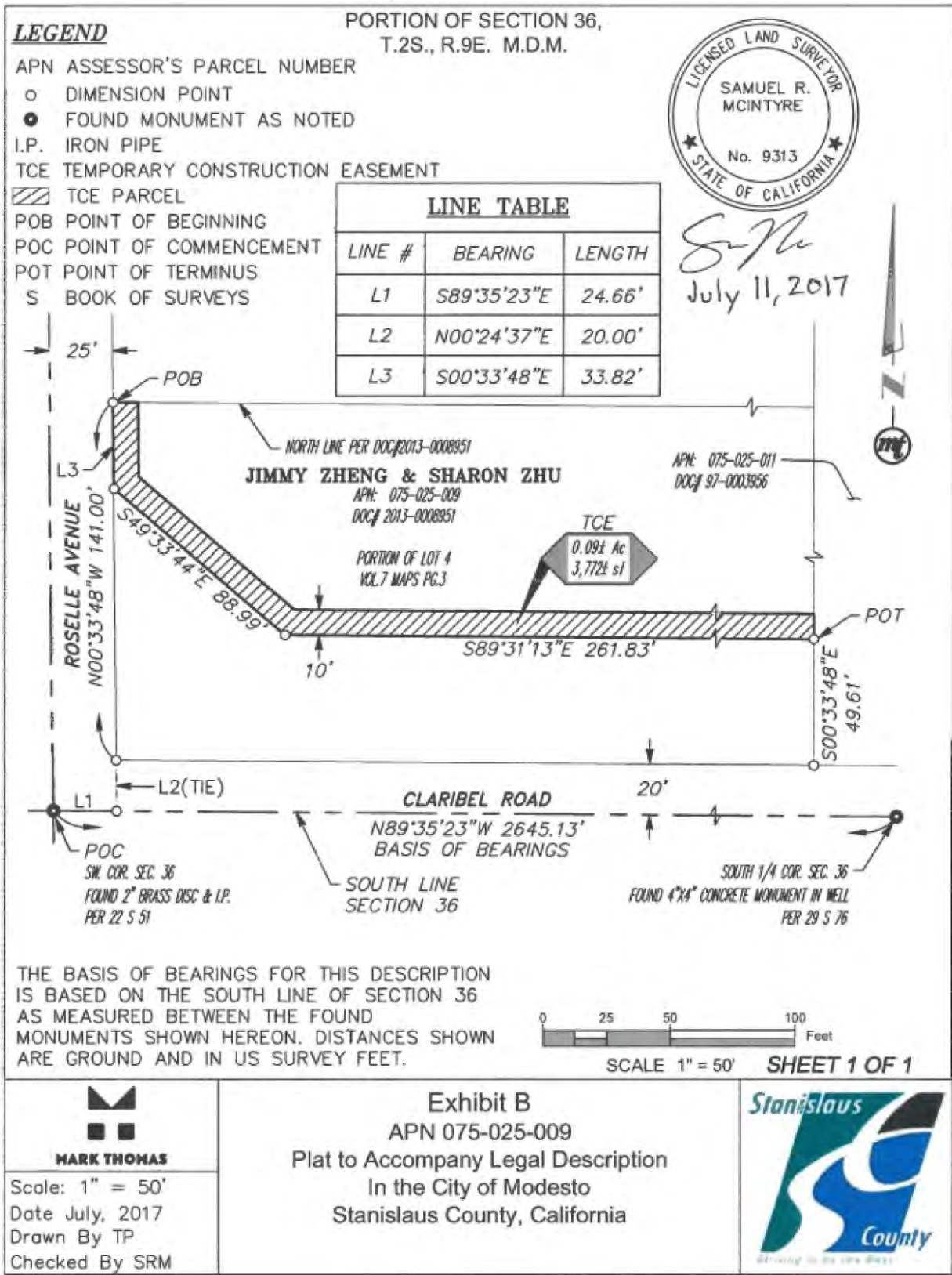


Samuel McIntyre, LS 9313



July 11, 2017
Date

Exhibit "B-1"





MARK THOMAS

Scale: 1" = 50'

Date July, 2017

Drawn By TP

Checked By SRM

Exhibit B

APN 075-025-009

Plat to Accompany Legal Description

In the City of Modesto

Stanislaus County, California



Stanislaus County

Stanislaus County, California

ATTACHMENT 2
FIRST OFFER LETTER



1024 Iron Point Road, #100
Folsom, CA 95630
ph 916.857.1520

November 9, 2017

Jimmy Zheng
Sharon Zhu
P. O. Box 2512
Ceres, CA 95307-7912

Regarding: County of Stanislaus ~ Claribel Road at Roselle Avenue Intersection Project
Easement portion of APN: 075-025-009

Dear Property Owners:

The County of Stanislaus (County) has finalized plans for the Claribel Road and Roselle Avenue Intersection Improvement Project (Project). The project will require the acquisition of two easements on a portion of your property necessary to construct the proposed project improvements. The County seeks to acquire permanent easement consisting of 18,305 +/- sq. ft. or approximately 0.42 acres and temporary construction easement consisting of 3,772 +/- sq. ft. or 0.09 acres of your parcel known as APN: 075-025-009 and as shown in the attached Permanent Roadway Easement Exhibits A & B and Temporary Construction Easement Exhibits A1 & B1.

Accordingly, the County hereby makes an offer to acquire a permanent easement and a temporary construction easement on a portion of your property located at 3001 Claribel Road, Modesto, California, for the sum of \$286,500.00, which is segregated as follows:

<u>\$ 45,763.00</u>	Road Deed: 0.42 acres (or 18,305 +/- sf)
<u>\$238,722.00</u>	Onsite Improvements (the residence, garage, outbuildings and fencing)
<u>\$ 1,886.00</u>	Temporary Construction Easement: 0.09 acres (or 3,772 +/- sf)
<u>\$ N/A</u>	Severance damages
<u>\$ N/A</u>	Benefits
<u>\$286,500.00</u>	Total (rounded)

The County's offer is the full amount determined to be just compensation for the property interest. The basis for that determination is explained in the attached Information and Appraisal Summary Statements. It is the County's hope that this price is agreeable to you and that the acquisition can begin immediately.

Jimmy Zheng and Sharon Zhu

APN: 075-025-009

November 9, 2017

Page 2 of 2

As the County's acquisition agent, I will be your main point of contact and will work directly with you throughout the acquisition process. If you have any questions regarding this letter and accompanying statements, please feel free to contact me (916) 637-8127 or (800) 400-7356.

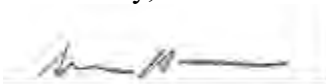
If this offer is acceptable, please contact me coordinate execution of the Agreement and open escrow services.

Finally, any agreement that you make with the County's staff or consultants for the County's purchase of the Property will not be binding on the County unless and until it is approved by the County's Board of Supervisors.

Also enclosed is an informational pamphlet about the California Eminent Domain Law. Under California Law, the County is required to provide you with the attached informational pamphlet detailing the eminent domain process and your rights under the Californian Eminent Domain Law.

Your cooperation and immediate attention to this matter will be greatly appreciated.

Sincerely,



Steven Harris
Project Manager

SH:dm

cc: Nate Tumminelo, PE – Stanislaus County

OFFER RECEIVED

By _____

Date _____

Receipt of Offer Does Not
Constitute Acceptance

INFORMATION STATEMENT

This offer is presented in settlement of the acquisition of a permanent and temporary easement interest on your property at 3001 Claribel Road, Modesto, California.

<u>\$ 45,763.00</u>	Road Deed: 0.42 acres (or 18,305 +/- sf)
<u>\$238,722.00</u>	Onsite Improvements (the residence, garage, outbuildings and fencing)
<u>\$ 1,886.00</u>	Temporary Construction Easement: 0.09 acres (or 3,772 +/- sf)
<u>\$ N/A</u>	Severance damages
<u>\$ N/A</u>	Benefits
<u>\$286,500.00</u>	Total (rounded)

The value of the portion of your property being purchased is based upon a market value appraisal prepared by an independent appraisal firm in accordance with accepted appraisal procedures. Valuation of your property is based upon an analysis of, where applicable, recent sales of comparable sites and similar properties in this locality with consideration to the highest and best use for development of the property; an income approach based on the potential fair rental for your property has been considered where applicable; and a replacement cost approach considering the estimated depreciated cost of the improvements, together with the value of the land, has been considered where applicable. Any diminution in value of the remainder parcel, or costs to mitigate same, have also been considered.

Before arriving at a conclusion of value, the appraiser conducted an investigation in order to obtain the information necessary. The investigation generally includes an inspection of the property and improvements, and review of the improvements, a review of the immediate surrounding and regional influences, the property zoning and uses permitted, a study of the highest and best use to which the property can be put, easements which may exist on the property, the availability of utilities, access and street improvements. The appraiser conducted interviews with knowledgeable persons, collect comparable data, information relating to fair rental value of the property and the cost of reproducing the improvements on the property.

The offer is the full amount believed by the County of Stanislaus to be just compensation for the portion of your property. It is not less than the County's approved appraisal of the Fair Market Value of the property. Any decreases or increases in the Fair Market Value of the real property to be acquired prior to the date of the valuation caused by the public improvements or project for which the property is to be acquired, or by the likelihood that the property would be acquired for such improvement or project, other than that due to physical deterioration within the reasonable control of the owner, has been disregarded by the County and its appraiser in making their determination of the Fair Market Value of such property.

FAIR MARKET VALUE, as used in the appraisal, is (a) "... the fair market value of the property taken is the highest price on the date of valuation that would be agreed by a seller, being willing to sell but under no particular or urgent necessity for doing so, nor obligated to sell, and a buyer, being ready, willing and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available. (b) The fair market value of property taken for which there is

no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable." (Section 1263.320 Code of Civil Procedure)

The determination of just compensation does not reflect any consideration of or allowance for relocation assistance and payments to which you may be entitled to receive under applicable State or Federal Law or of the County's agreement to pay certain settlement costs.

This summary of the basis of the amount offered as just compensation is presented in compliance with State, and where applicable, Federal Law. Attached is an Appraisal Summary Statement including information pertinent to our offer to acquire the portion of property.

In the event you are the owner of a business conducted on the property being acquired by the County, you may be entitled to compensation for loss of goodwill, if any, if you are able to make a showing of such loss pursuant to the requirements of California Code of Civil Procedure Section 1263.510. For your information, Section 1263.510 is reprinted below in its entirety.

- (A) The owner of a business conducted on the property taken, or on the remainder if such property is part of a larger parcel, shall be compensated for loss of goodwill if the owner proves all of the following:
 - (1) The loss is caused by the taking of the property or the injury to the remainder.
 - (2) The loss cannot reasonably be prevented by relocation of the business or by taking steps and adopting procedures that a reasonably prudent person would take and adopt in preserving the goodwill.
 - (3) Compensation for the loss will not be included in payments under Section 7262 of the Government Code.
 - (4) Compensation for the loss will not be duplicated in the compensation otherwise awarded to the owner.
- (B) Within the meaning of this article, "goodwill" consists of the benefits that accrue to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances resulting in probable retention of old or acquisition of new patronage.

Pursuant to Civil Code of Procedure section 1263.025 should you elect to obtain an independent appraisal, the County will pay for the actual reasonable costs up to \$5,000 subject to the following conditions;

- (A) You, not the County, must order the appraisal. Should you enter into a contract with the selected appraiser, the County will not be a party to the contract.
- (B) The selected appraiser must be licensed with the Office of Real Estate

Appraisers (OREA).

- (C) Appraisal cost reimbursement requests must be made in writing, and submitted to the County of Stanislaus, 1716 Morgan Road, Modesto, California 95358 within 90 days of the earliest of the following dates: (1) the date the selected appraiser requests payment from you for the appraisal; or, (2) the date upon which you, or someone on your behalf, remitted full payment to the selected appraiser for the appraisal, copies of the contract (if a contract was made), appraisal report, and invoice for completed work by the appraiser must be provided to the County concurrent with submission of the appraisal cost reimbursement request. The costs must be reasonable and justifiable.

BASIS OF APPRAISAL
(3001 Claribel Road, Modesto, California)

The market value for the permanent easement portion of your property to be acquired by the County is based upon an appraisal prepared in accordance with accepted appraisal principles and procedures.

Recent sales of comparable properties and income data are utilized as appropriate. Full consideration is given to zoning, development potential and the income the property is capable of producing.

1. The Sales Comparison approach is based on the consideration of comparable land sales.

Value of the permanent easement portion of Property pursuant to Sales Comparison approach (See attached sheet for Exhibit "C" principal transactions)	\$45,763.00
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2. The Cost approach is based in part on a replacement cost new of improvements less depreciation.

Total Replacement Cost New	\$ N/A
Depreciation from all causes	\$ N/A
Value of Improvements in Place	\$ N/A
Land (estimated by direct sales comparison)	\$ N/A
Indicated value of the larger parcel (entire Property) by Cost approach	\$ N/A

3. The Income approach is based on an analysis of income and expenses to the property.

Overall Capitalization Rate	N/A
Net Operating Income	\$ N/A
Indicated value of the larger parcel by Income approach	\$ N/A

Valuation Conclusion Fair Market Value of Property: \$45,763.00

APPRAISAL SUMMARY STATEMENT
(Easement)

PROJECT: Claribel Road at Roselle Avenue Intersection Project

Date of Valuation: October 2, 2017

Assessor's Parcel Number: 075-025-009, Stanislaus County

Property Owner: Jimmy Zheng and Sharon Zhu,
husband and wife, as joint tenants

Owners Mailing Address: P. O. Box 2512, Ceres, CA 95307-7912

Subject Property Address: 3001 Claribel Road, Modesto, CA

Legal Descriptions: See Exhibits "A", "B", "A-1" and "B-1"
attached hereto

Site Area: 0.93 +/- acres

Permanent Easement Area: 0.42 +/- acres (or 18,305 +/- sf)

Temporary Construction Easement Area: 0.09 +/- acres (or 3,772 +/- sf)

Improvements to be acquired: Single Family Residence, a detached two
car garage, miscellaneous
sheds/outbuildings and fencing.

Zoning: C-1, Neighborhood Commercial

Present Use: Ranchette / Pasture Land

Highest & Best Use Determination: Ranchette / Pasture Land

Interest Being Valued: Fee Simple Estate and Easement

VALUATION APPROACHES USED:

Market Data Approach: Yes

Cost/Data Reproduction Approach: No

Income Approach: No

Damage to Remainder (Severance Damage): No

BASIS FOR CALCULATION:

Road Deed: 18,305 sq. ft. x \$2.50 sq. ft. = \$45,763.00

Temporary Construction Easement: 3,772 sq. ft. x \$2.50 sq. ft. x 10% x 2 = \$1,886

Exhibit "A"

LEGAL DESCRIPTION

APN: 075-025-009

Road Easement

All that real property situate in Section 36, Township 2 South, Range 9 East, M.D.M., County of Stanislaus, State of California, being a portion of Lot 4 as shown in Volume 7 of Maps, at Page 3, recorded August 13, 1912, Official Records of Stanislaus County, more particularly described as:

Commencing at a 2" Iron Pipe with Brass Disc marking the southwest corner of Section 36, Township 2 South, Range 9 East, as shown in Book 22 of Surveys, at Page 51, recorded March 30, 1995, Official Records of Stanislaus County, which bears along the South line of Section 36, North 89°35'23" West 2645.13 from a 4"x4" concrete monument marking the South 1/4 Corner of Section 36, as shown in Book 29 of Surveys, at Page 76, recorded May 26, 2006, Official Records of Stanislaus County; thence along said south line South 89°35'23" East 24.66 feet; thence leaving said South line North 00°24'37" East 20.00 feet to the intersection of the north right-of-way line of Claribel Road and the east right-of-way line of Roselle Avenue as shown on said map filed May 26, 2006, and the **Point of Beginning**; thence along said east right-of-way North 00°33'48" West 107.18 feet; thence leaving said east right-of-way South 49°33'44" East 88.99 feet; thence South 89°31'13" East 261.83 feet to the westerly line of the property described in the GRANT DEED to Joe L. Dutra, Jr. and Jill R. Dutra, recorded January 17, 1997 and filed as Document 97-0003956-00, Official Records of Stanislaus County; thence along said westerly line South 0°33'48" East 49.61 feet to said north right-of-way line of Claribel Road as shown in said Volume 7 of Maps, at Page 3, recorded August 13, 1912, Official Records of Stanislaus County; thence leaving said easterly line and along said north right-of-way North 89°35'23" West 329.00 feet to the **Point of Beginning**.

Containing 0.42 acres or 18,305 square feet.

Bearings shown are based on the South line of Section 36 as measured between the found monuments described hereon and having a bearing of North 89°35'23" West. Distances shown and described are ground and in US Survey Feet.

This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.



Samuel McIntyre, LS 9313



OCTOBER 18, 2017

Date

Exhibit "B"

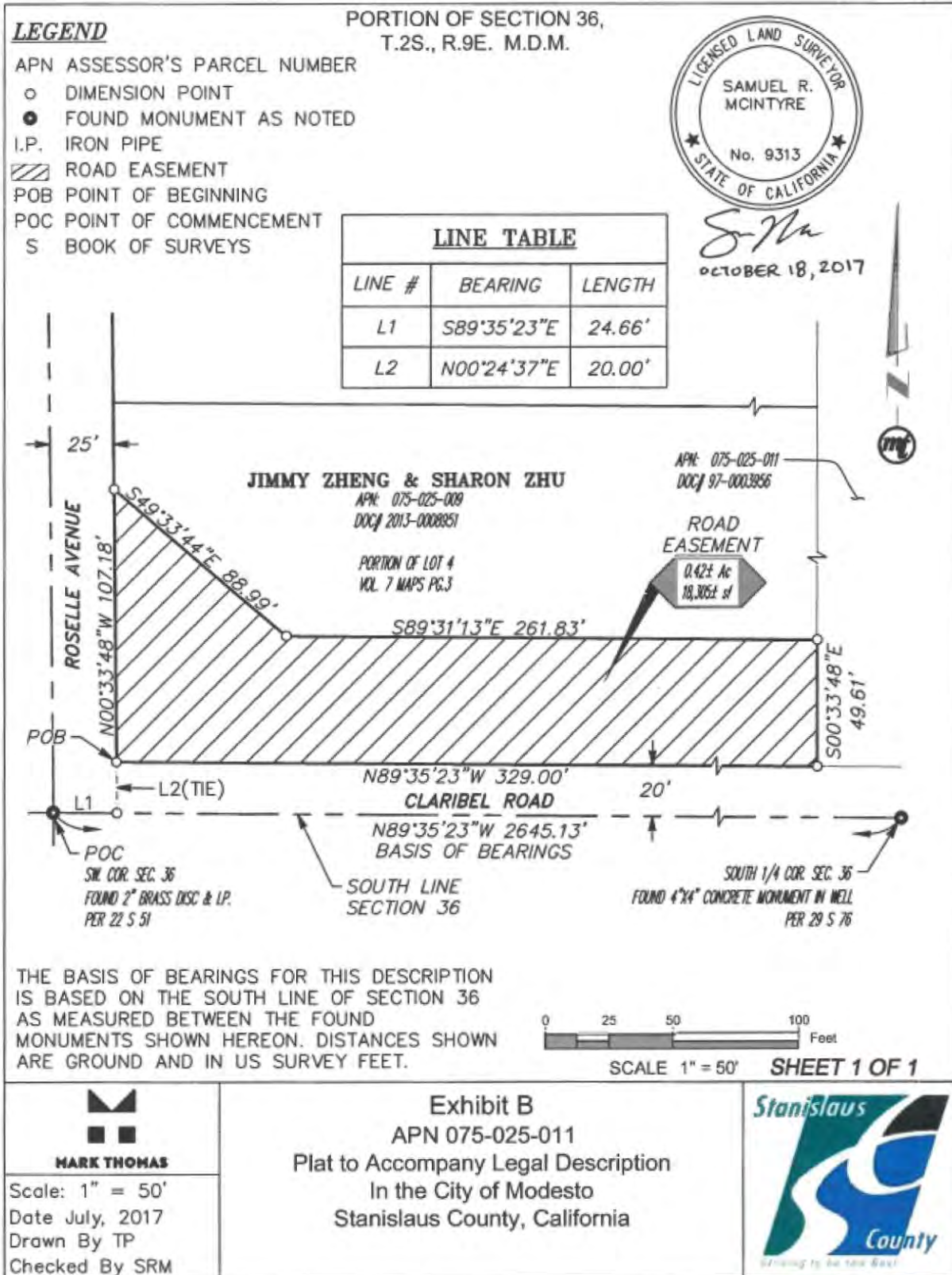


Exhibit "A-1"

LEGAL DESCRIPTION

APN: 075-025-009

TCE

All that real property situate in Section 36, Township 2 South, Range 9 East, M.D.M., County of Stanislaus, State of California, being a portion of Lot 4 as shown in Volume 7 of Maps, at Page 3, recorded August 13, 1912, Official Records of Stanislaus County, more particularly described as:

All that portion of said Lot 4, within a strip of land 10-foot wide, lying parallel, easterly and northerly of the following described line:

Commencing at a 2" Iron Pipe with Brass Disc marking the southwest corner of Section 36, Township 2 South, Range 9 East, as shown in Book 22 of Surveys, at Page 51, recorded March 30, 1995, Official Records of Stanislaus County, which bears along the South line of Section 36, North 89°35'23" West 2645.13 from a 4"x4" concrete monument marking the South 1/4 Corner of Section 36, as shown in Book 29 of Surveys, at Page 76, recorded May 26, 2006, Official Records of Stanislaus County; thence along said south line South 89°35'23" East 24.66 feet; thence leaving said South line North 00°24'37" East 20.00 feet to the intersection of the north right-of-way line of Claribel Road and the east right-of-way line of Roselle Avenue as shown on said map filed May 26, 2006, thence along said east right-of-way North 00°33'48" West 141.00 feet to the north line as described in the GRANT DEED to Jimmy Zheng and Sharon Zhu, recorded January 31, 2013 and filed as Document 2013-0008951-00, Official Records of Stanislaus County, and the **Point of Beginning**; thence leaving said north line and along said east right-of-way of Roselle Avenue South 00°33'48" East 33.82 feet; thence leaving said east right-of-way South 49°33'44" East 88.99 feet; thence South 89°31'13" East 261.83 feet to the westerly line of the property described in the GRANT DEED to Joe L. Dutra, Jr. and Jill R. Dutra, recorded January 17, 1997 and filed as Document 97-0003956-00, Official Records of Stanislaus County, and the **Point of Terminus** which bears North 0°33'48" West 49.61 feet from said north right-of-way of Claribel Road.

Containing 0.09 acres or 3,772 square feet.

Bearings shown are based on the South line of Section 36 as measured between the found monuments described hereon and having a bearing of North 89°35'23" West. Distances shown and described are ground and in US Survey Feet.

This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.



Samuel McIntyre, LS 9313



July 11, 2017
Date

Exhibit "B-1"

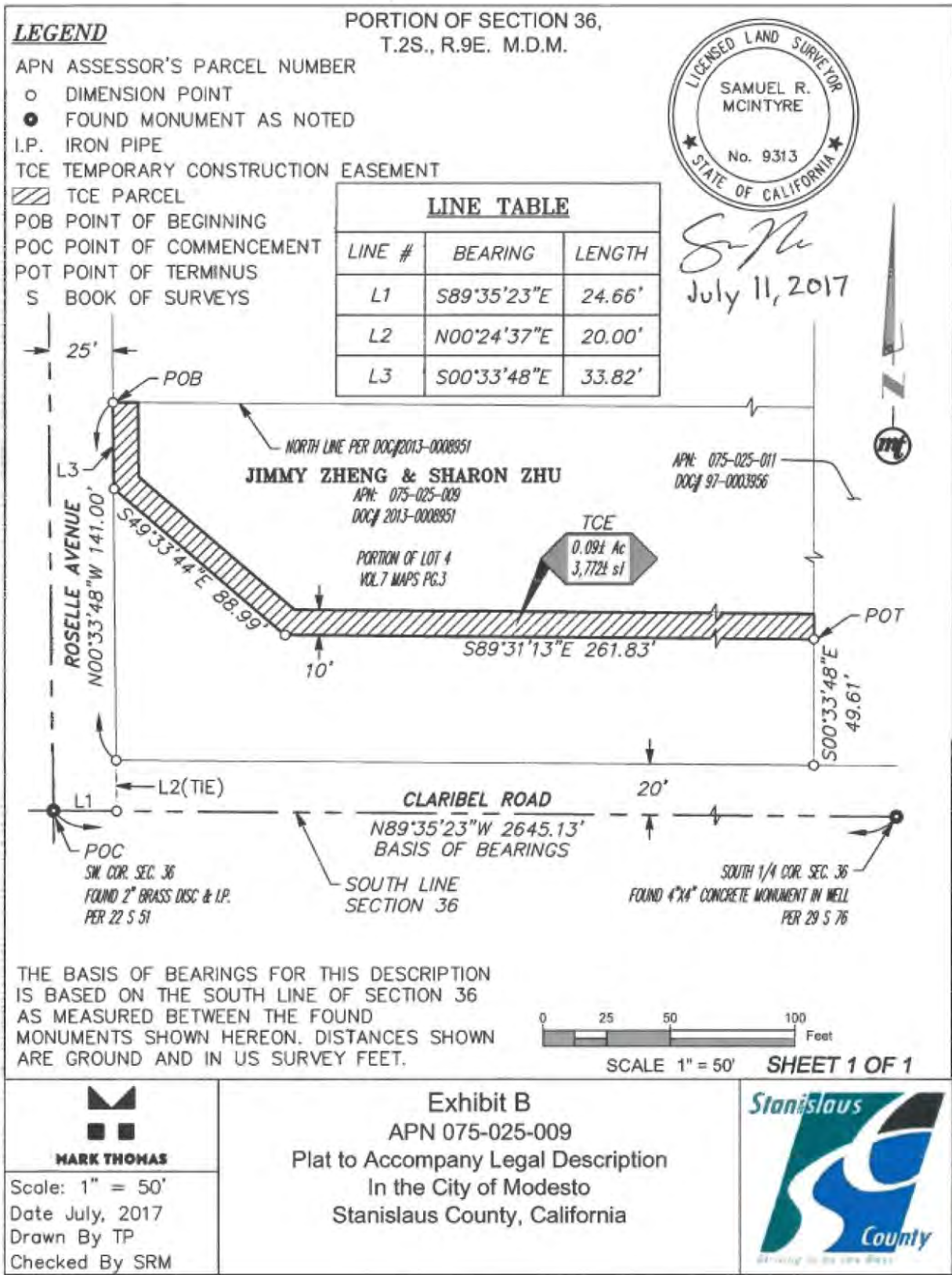


Exhibit "C"

COMPARABLE LAND SALES SUMMARY

NO.	LOCATION / APN	SALE DATE	MLS #	SALES PRICE	PARCEL SIZE (S.F.)	PRICE PER S.F.	ZONING UTILITIES	ANTICIPATED DEVELOPMENT TIMELINE	OFFSITE IMPROV.	STATUS OF PROPERTY A.T.O.S.
1	LOT 13 CLAUS ROAD, MODESTO, STAN. CO, CA / 085-007-013	JAN-17	15053901	\$145,000	56,192	\$2.58	SP NONE	10-15 YRS	NONE	RECTANGULAR SHAPED INTERIOR LOT ALONG BUSY ROADWAY
2	2644 MORRILL ROAD, RIVERBANK, STAN. CO., CA / 075-030-001	JAN-17	17002112	\$267,000	104,544	\$2.55	RES. AVAILABLE	5-10 YRS	NONE	VACANT PARCEL WITH FUTURE RESIDENTIAL POTENTIAL IN CITY
3	3960 SIERRA ST, RIVERBANK, CA STAN. CO., CA / 132-048-022	APR-17	16048011	\$102,000	41,382	\$2.46	RES. AVAILABLE	IMMEDIATE	NONE	VACANT RESIDENTIAL PARCEL IN CITY LIMITS
4	1617 MAZE BLVD., MODESTO, CA STAN. CO., CA / 007-040-008	NOV-15	15018008	\$140,000	38,250	\$3.66	RES. NONE	5-10 YRS	NONE	LOT ZONED RESIDENTIAL BUT COULD HAVE OTHER POSSIBILITIES

ATTACHMENT 3
FIRST COUNTER OFFER

Nathaniel Tumminello - 3001 Claribel Rd, Modesto, CA 95357

From: Jimmy Zheng
To: Steven Harris
Date: 11/9/2017 10:19 AM
Subject: 3001 Claribel Rd, Modesto, CA 95357
CC:
Attachments: 3001 Claribel Rd.pdf

Good Morning Steven,

How are you doing ?

It's nice to meet you this morning at 9:00 am.

Please see the attached appraisal report.

The appraised value is \$420,000.

You said the left over portion land value is \$50,000.

Then the compensation amount shall be \$370,000. instead of \$286,500.

Please adjust the compensation amount, then we can sign the contract ASAP.

Look forward to hear from you ASAP!

Any advises, please let me know.

Thanks,
Sincerely,

Jimmy Zheng

ATTACHMENT 4
FIRST APPRAISAL

INVOICE

FROM:
 Ferrand Appraisal
 Ferrand Appraisal
 141 Darcy Pkwy
 Lathrop, CA 95330-9221
 Telephone Number: (209) 465-4536 Fax Number: (209) 462-0801

INVOICE NUMBER	
	171385
DATES	
Invoice Date:	06/13/2017
Due Date:	
REFERENCE	
Internal Order #:	171385
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	171385
Other File # on form:	
Federal Tax ID:	
Employer ID:	

TO:
 E-Mail:
 Telephone Number: Fax Number:
 Alternate Number:

DESCRIPTION

Lender: Jimmy Zheng Client: Jimmy Zheng
 Purchaser/Borrower: Zheng, Jimmy
 Property Address: 3001 Claribel Rd
 City: Modesto
 County: Stanislaus State: CA Zip: 95357
 Legal Description: SEC 36 TWP 2S RNG 9E

FEES **AMOUNT**

Appraisal Fee	395.00
SUBTOTAL	
	395.00

PAYMENTS **AMOUNT**

Check #:	Date:	Description: Cashiers Check	395.00
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			395.00

TOTAL DUE \$ 0.00

Exterior-Only Inspection Residential Appraisal Report

File # 171385

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **3001 Claribel Rd** City **Modesto** State **CA** Zip Code **95357**
 Borrower **Zheng, Jimmy** Owner of Public Record **Zheng Jimmy & Sharon** County **Stanislaus**
 Legal Description **SEC 36 TWP 2S RNG 9E**
 Assessor's Parcel # **075-025-009-000** Tax Year **2016** R.E. Taxes \$ **2,588**
 Neighborhood Name **Roselle** Map Reference **33700** Census Tract **0004.02**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Market Value**
 Lender/Client **Jimmy Zheng** Address **1613 Vandalay Dr Ceres, CA 95307**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **DOM 68;The subject was listed 04/07/2017 for \$455,000. The data source is MetroList, MLS#17019539.**

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %			
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	113	Low 2	Multi-Family	%			
Neighborhood Boundaries North to Patterson Rd, East to Claus Rd, South to Sylvan Ave, West to Oakdale Rd. All local amenities are within a close proximity.		1,500	High 92	Commercial	10 %			
Neighborhood Description The subject is of the same general construction as the area. The area consists of various types single family ranchettes, including single and two story, with various parcel sizes, floor plan styles, bedroom and bathroom counts. The subject fits the general condition and quality of the area.		706	Pred. 46	Other	%			
Market Conditions (including support for the above conclusions) The area has had moderate sales volume with values increasing in all price ranges during the past few months. This market is gaining strength as the economic outlook continues to improve. Current interest rates are favorable, and supply is limited at this time.								

Dimensions **141x329** Area **1.06 ac** Shape **Rectangle** View **N;Res;**
 Specific Zoning Classification **C-1** Zoning Description **Neighborhood Commercial**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe _____

Utilities **Public** Other (describe) _____ **Public** Other (describe) _____ Off-site Improvements - Type **Public** Private
 Electricity Water Private (Well) Street **Asphalt** Private
 Gas Sanitary Sewer Private (Septic) Alley **None** Private
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **06099C0330E** FEMA Map Date **09/26/2008**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____
The subject is located on a busy road.

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Data Source for Gross Living Area **Realist**

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB	Fireplace(s) # 1	None
# of Stories 2	Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Partial Basement <input type="checkbox"/> Finished	<input checked="" type="checkbox"/> Other Wall	Patio/Deck Cncrt	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel Gas	<input checked="" type="checkbox"/> Porch Covered	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Neo-Eclectic	Roof Surface Comp	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	Carport # of Cars 0
Year Built 1950	Gutters & Downspouts Metal	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached
Effective Age (Yrs) 40	Window Type Dual Pane	<input checked="" type="checkbox"/> Other Wall	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: 7 Rooms 4 Bedrooms 2.1 Bath(s) 1,725 Square Feet of Gross Living Area Above Grade				

Additional features (special energy efficient items, etc.) **The subject features a covered porch and dual pane windows.**

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C4;The subject is of average quality and in average condition, with no significant deferred maintenance observed from the exterior.**

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe. _____
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. _____

Exterior-Only Inspection Residential Appraisal Report

File # 171385

There are **6** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **294,888** to \$ **749,000**

There are **15** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **267,000** to \$ **575,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	3001 Claribel Rd Modesto, CA 95357	5260 Litt Rd Modesto, CA 95357			319 Shire Way Modesto, CA 95356			20546 Seidner Ave Escalon, CA 95320		
Proximity to Subject		0.43 miles NE			2.93 miles W			4.37 miles N		
Sale Price		\$ 399,000			\$ 500,000			\$ 395,000		
Sale Price/Gross Liv. Area		\$ 202.74 sq.ft.			\$ 205.76 sq.ft.			\$ 254.84 sq.ft.		
Data Source(s)		MLMLS#16054373;DOM 39			MLMLS#17001872;DOM 6			MLMLS#17015382;DOM 0		
Verification Source(s)		Doc#8034/CoreLogic			Doc#8379/CoreLogic			Doc#44210/CoreLogic		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth VA;0			ArmLth Cash;0			ArmLth Conv;0		
Date of Sale/Time		s02/17;c12/16		+11,970	s02/17;c01/17		+12,500	s04/17;c03/17		+5,925
Location	A;BsyRd;	A;RRTracks;		0	N;Res;		-10,000	N;Res;		-10,000
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	1.06 ac	1.88 ac		-6,150	34880 sf		+1,944	41012 sf		+889
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT2;Neo-Eclectic	DT1;Neo-Eclectic		0	DT2;Neo-Eclectic			DT1;Neo-Eclectic		0
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	67	55		0	39		-14,000	53		0
Condition	C4	C4		+25,000	C4			C4		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		+5,000	Total Bdrms. Baths		+5,000	Total Bdrms. Baths		+5,000
Room Count	7 4 2.1	6 3 2.0		+2,500	7 3 2.1		0	6 3 2.0		+2,500
Gross Living Area	1,725 sq.ft.	1,968 sq.ft.		-14,580	2,430 sq.ft.		-42,300	1,550 sq.ft.		+10,500
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Wall/WAC	FWA/CAC		-3,000	FWA/CAC		-3,000	FWA/CAC		-3,000
Energy Efficient Items	Dual Panes	None		+5,000	Dual Panes			None		+5,000
Garage/Carport	2gd2dw	3ga3dw		-5,000	3ga3dw		-5,000	None		+10,000
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio		
Outbuilding	None	Workshop		-10,000	Workshop		-10,000	Barn		-5,000
Pool/Spa	None/None	Pool/None		-10,000	None/None			None/None		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 740	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -64,856	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 21,814
Adjusted Sale Price of Comparables		Net Adj. 0.2% Gross Adj. 24.6%		\$ 399,740	Net Adj. 13.0% Gross Adj. 20.7%		\$ 435,144	Net Adj. 5.5% Gross Adj. 14.6%		\$ 416,814

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Data Source(s) **Realist/MetroListMLS**
 My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data Source(s) **Realist/MetroListMLS**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist/MetroListMLS	Realist/MetroListMLS	Realist/MetroListMLS	Realist/MetroListMLS
Effective Date of Data Source(s)	06/13/2017	06/13/2017	06/13/2017	06/13/2017

Analysis of prior sale or transfer history of the subject property and comparable sales The subject is currently listed for sale. (See page one) The subject has not transferred ownership in the previous 36 months.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ **420,000** Cost Approach (if developed) \$ **421,125** Income Approach (if developed) \$

The sales comparison approach is given the most weight as it most truly reflects the actions of buyers & sellers in the real estate market. The cost approach was developed but given no weight due to the lack of land sales in the area. The income approach was not developed, because this area is not typically utilized for income producing potential.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. **This appraisal is made "as is";**

there are no special conditions or recommendations.
 Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **420,000**, as of **06/13/2017**, which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

File # 171385

Addendum to appraisers certification number 23.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Effective Age and Total Economic Life:

Because the depreciation method used in the Cost Approach relies on the effective age as stated by the appraiser in the appraisal report, a further explanation of age versus life is warranted. An improvement's economic life begins when it is initially constructed and ends when the improvement no longer contributes any value to the property. This economic life is usually shorter than the physical life expectancy of the improvement. Effective age is the age indicated by the condition and utility of a structure and is based on the appraiser's interpretation of market perceptions. The maintenance standards of property owners can greatly influence the pace of a building's remaining economic life. If a structure is poorly maintained, its effective age may be greater than its actual age. If a building has received typical maintenance, its effective age and actual age may be the same. A small amount of redecorating is usually not sufficient to reduce the effective age. However, a significant amount of remodeling and upgrading will sharply lower the effective age. Buildings are valued, based on their effective age at the time of the property's valuation, by the appraiser.

The definition of market value used in this report is owned by Fannie Mae.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The land value is an estimate due to the lack of available lot sales in the city of Modesto. The site value was derived from the method of extraction.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service 3.0 Effective date of cost data Mar 2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The cost figures are derived from the Marshall & Swift Residential Cost Services, and from local contractors estimates. There is no functional obsolescence. The figure in the external obsolescence box is to reflect the loss in value due to the subjects location on a busy road. The land to improvement ratio is typical for the area.	OPINION OF SITE VALUE -----=\$ 245,000 DWELLING 1,725 Sq.Ft. @ \$ 125.00 -----=\$ 215,625 0 Sq.Ft. @ \$ -----=\$ -----=\$ Garage/Carport 450 Sq.Ft. @ \$ 25.00 -----=\$ 11,250 Total Estimate of Cost-New -----=\$ 226,875 Less Physical Functional External Depreciation 90,750 -----=\$ 100,750 Depreciated Cost of Improvements -----=\$ 126,125 "As-is" Value of Site Improvements -----=\$ 50,000 -----=\$ Estimated Remaining Economic Life (HUD and VA only) 60 Years INDICATED VALUE BY COST APPROACH -----=\$ 421,125
--	---

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach _____
 Summary of Income Approach (including support for market rent and GRM) _____

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
 Legal Name of Project _____
 Total number of phases _____ Total number of units _____ Total number of units sold _____
 Total number of units rented _____ Total number of units for sale _____ Data source(s) _____
 Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion _____
 Does the project contain any multi-dwelling units? Yes No Data Source(s) _____
 Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____

 Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. _____
 Describe common elements and recreational facilities. _____

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

File # 171385

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

File # 171385

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.


24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Greg Smith
 Company Name Fearrand Appraisal
 Company Address 141 D'Arcy Parkway
Lathrop, CA 95330
 Telephone Number (209) 465-4536
 Email Address Fearrand@comast.net
 Date of Signature and Report 06/15/2017
 Effective Date of Appraisal 06/13/2017
 State Certification # _____
 or State License # 3001337
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 10/06/2017

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

3001 Claribel Rd
Modesto, CA 95357
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 420,000

LENDER/CLIENT

Name No AMC
 Company Name Jimmy Zheng
 Company Address 1613 Vandalay Dr Ceres, CA 95307
 Email Address _____

SUBJECT PROPERTY

Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Supplemental Addendum

File No. 171385

Borrower	Zheng, Jimmy						
Property Address	3001 Claribel Rd						
City	Modesto	County	Stanislaus	State	CA	Zip Code	95357
Lender/Client	Jimmy Zheng						

• **Exterior-Only: Sales Comparison Analysis - Summary of Sales Comparison Approach**

All sales are from within the subjects market area and were adjusted for their significant differences. All sales required time adjustments of .5% per month from contract date to the subjects effective date to reflect recent increases in value. Please see attached market value report from the California Association of Realtors and CoreLogic. Sales #2 and #3 were adjusted to reflect the subjects location on a busy road. All sales required adjustments for a difference in parcel size. Sales #2 and #4 required adjustments for differences in actual age. Sale #1 required a condition adjustment to reflect its deferred maintenance. Sale #4 required a condition adjustment to reflect its recent renovations and updating. All sales required adjustments for differences in GLA square footage. After making all the necessary adjustments to all sales, these sales are thought to be the most recent, most similar, and best indicators of current market value. Most weight was given to sales #1 and #2 because they are the most similar to the subject.

Sale #4 has higher than typical net adjustments but is included due to the lack of more similar sales with 4 bedrooms in the subjects market area.

The use of comparables that are in excess of a one mile radius of the subject property is typical when appraising properties in this market area.

Exterior-Only Inspection Residential Appraisal Report

File # 171385

FEATURE		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address		3001 Claribel Rd Modesto, CA 95357			5931 Claribel Rd Oakdale, CA 95361			5700 Chenault Dr Modesto, CA 95356			6025 Claus Rd Riverbank, CA 95367		
Proximity to Subject					2.97 miles E			2.88 miles W			1.38 miles NE		
Sale Price		\$			\$ 543,000			\$ 575,000			\$ 429,900		
Sale Price/Gross Liv. Area		\$ sq.ft.			\$ 251.39 sq.ft.			\$ 259.71 sq.ft.			\$ 278.43 sq.ft.		
Data Source(s)					MLMLS#17016782;DOM 31			MLMLS#17029093;DOM 15			MLMLS#17002792;DOM 148		
Verification Source(s)					Doc#32621/CoreLogic			Realist/MetroListMLS			Realist/MetroListMLS		
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			DESCRIPTION			DESCRIPTION		
					+(-) \$ Adjustment			+(-) \$ Adjustment			+(-) \$ Adjustment		
Sales or Financing Concessions					ArmLth Cash;0			Listing			Listing		
Date of Sale/Time					s05/17;c04/17			c05/17			Active		
Location		A;BsyRd;			A;BsyRd;			N;Res;			A;BsyRd;		
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site		1.06 ac			3.01 ac			34970 sf			1.21 ac		
View		N;Res;			N;Res;			N;Res;			N;Res;		
Design (Style)		DT2;Neo-Eclectic			DT1;Neo-Eclectic			DT1;Neo-Eclectic			DT1;Neo-Eclectic		
Quality of Construction		Q4			Q4			Q4			Q4		
Actual Age		67			43			52			45		
Condition		C4			C3			C4			C4		
Above Grade		Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count		7 4 2.1			7 4 2.0			7 4 2.1			6 3 1.1		
Gross Living Area		1,725 sq.ft.			2,160 sq.ft.			2,214 sq.ft.			1,544 sq.ft.		
Basement & Finished Rooms Below Grade		0sf			0sf			0sf			0sf		
Functional Utility		Average			Average			Average			Average		
Heating/Cooling		Wall/WAC			FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items		Dual Panes			Dual Panes			Dual Panes			Dual Panes		
Garage/Carport		2qd2dw			3qa3dw			2qa2dw			2qa2dw		
Porch/Patio/Deck		Porch/Patio			Porch/Patio			Porch/Patio			Porch/Patio		
Outbuilding		None			Workshop			Barn			Workshop		
Pool/Spa		None/None			Pool/None			Pool/None			None/None		
Net Adjustment (Total)					<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -97,795			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -62,911			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -29,265		
Adjusted Sale Price of Comparables		Net Adj. 18.0 %			Gross Adj. 20.9 %			Net Adj. 10.9 %			Gross Adj. 11.6 %		
		\$ 445,205			\$ 512,089			\$ 400,635					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).													
ITEM		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer													
Price of Prior Sale/Transfer													
Data Source(s)		Realist/MetroListMLS			Realist/MetroListMLS			Realist/MetroListMLS			Realist/MetroListMLS		
Effective Date of Data Source(s)		06/13/2017			06/13/2017			06/13/2017			06/13/2017		
Analysis of prior sale or transfer history of the subject property and comparable sales													
See Page 2.													
Analysis/Comments													
Comparables #5 and #6 are listings of similar sized homes from within the subject's market area. This data is included in the report to provide additional support for the subject's indicated range of value.													
The listings are not adjusted for market concessions because homes currently typically are selling for the asking prices or higher.													

Plat Map

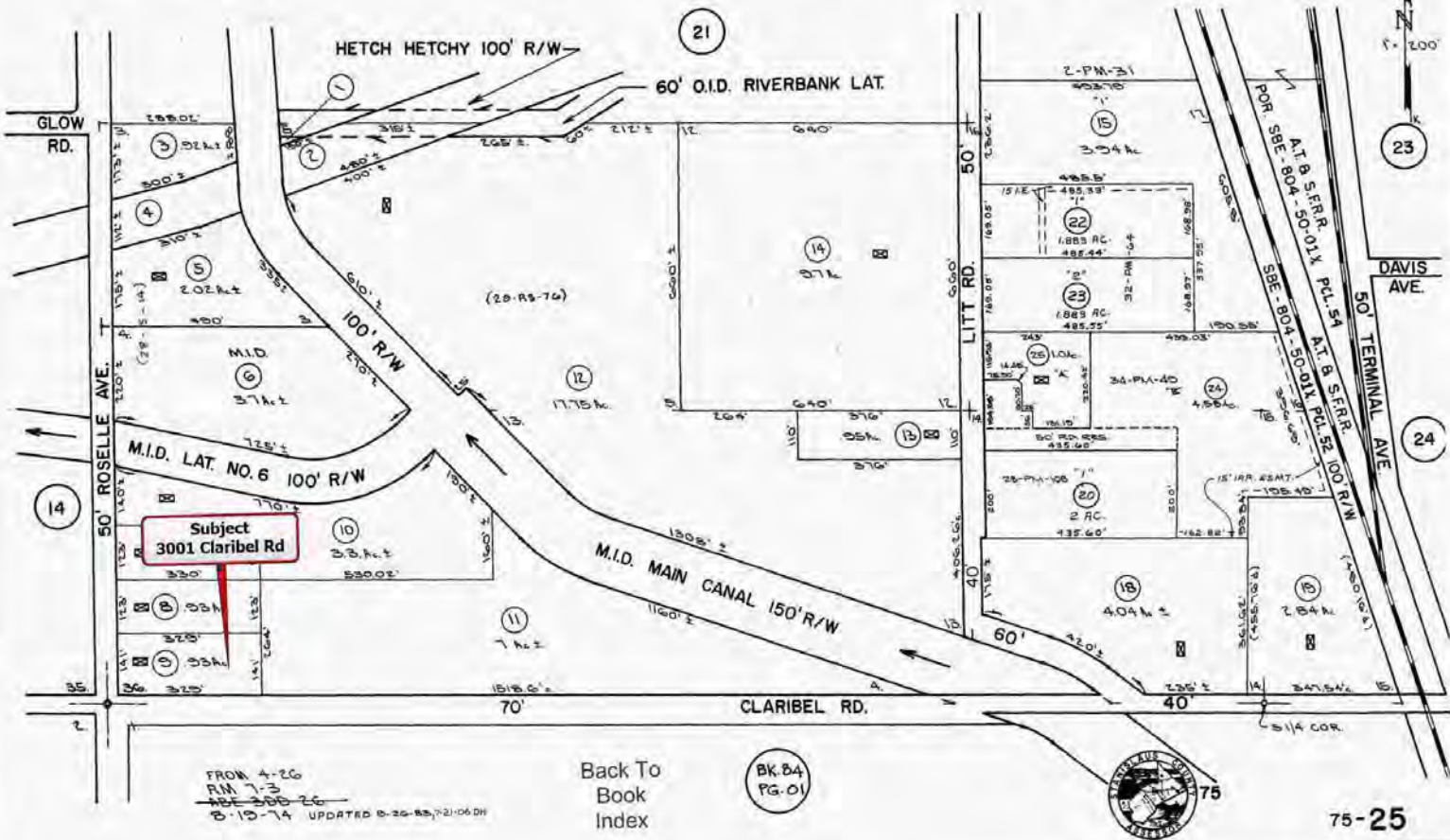
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PORTION S.1/2 SECTION 36 T.2S. R.9E. M.D.B.&M.
POR. ROSELLE TR. LTS. 3-5, 12-16 & POR. 17

091 006
091 001

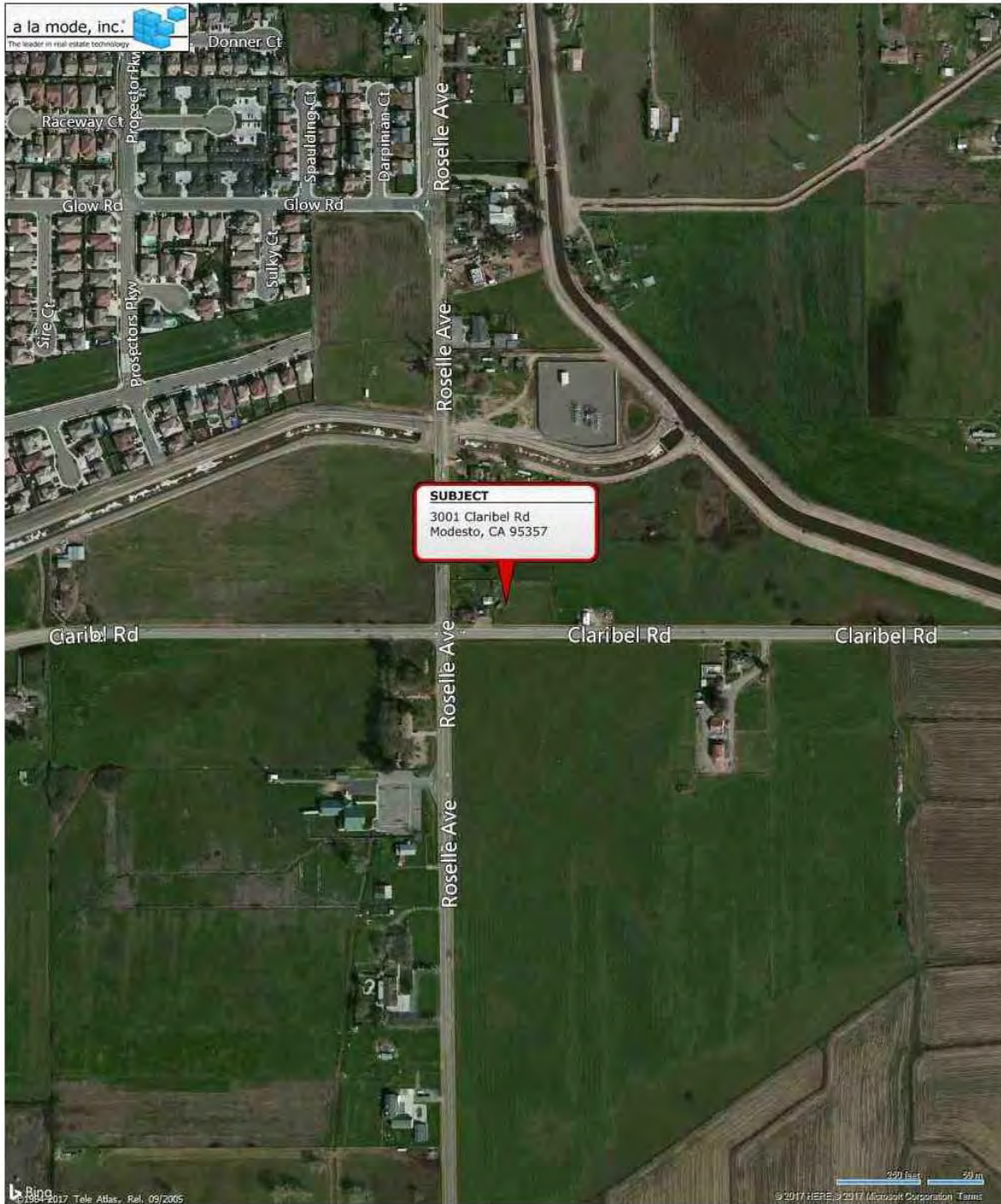
75-25

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



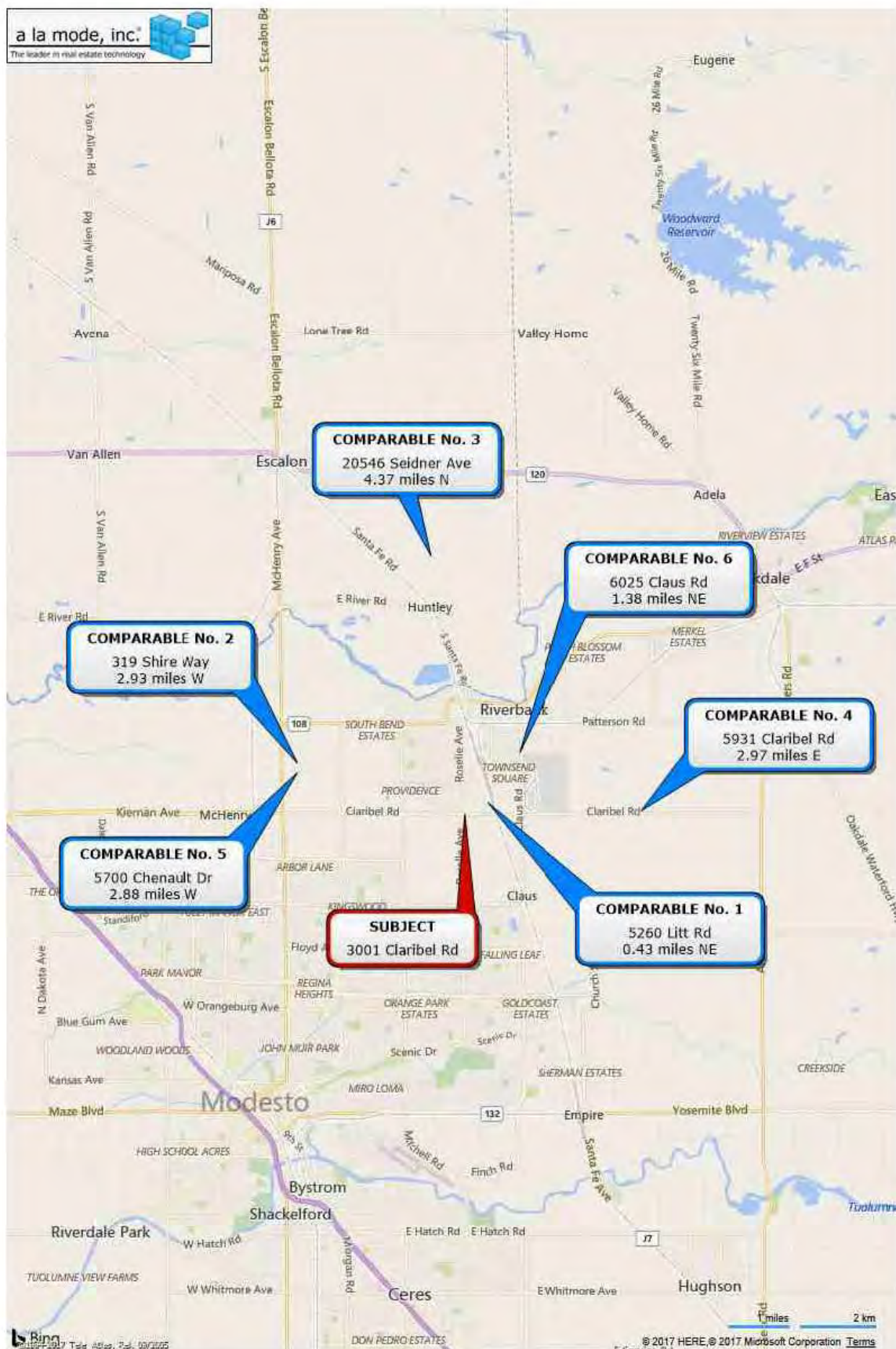
Aerial Map

Borrower	Zheng, Jimmy						
Property Address	3001 Claribel Rd						
City	Modesto	County	Stanislaus	State	CA	Zip Code	95357
Lender/Client	Jimmy Zheng						



Location Map

Borrower	Zheng, Jimmy				
Property Address	3001 Claribel Rd				
City	Modesto	County	Stanislaus	State	CA
Lender/Client	Jimmy Zheng	Zip Code	95357		



Subject Photo Page

Borrower	Zheng, Jimmy						
Property Address	3001 Claribel Rd						
City	Modesto	County	Stanislaus	State	CA	Zip Code	95357
Lender/Client	Jimmy Zheng						



Subject Front

3001 Claribel Rd
Sales Price
Gross Living Area 1,725
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.1
Location A;BsyRd;
View N;Res;
Site 1.06 ac
Quality Q4
Age 67

Subject Rear



Subject Street

Comparable Photo Page

Borrower	Zheng, Jimmy				
Property Address	3001 Claribel Rd				
City	Modesto	County	Stanislaus	State	CA
Lender/Client	Jimmy Zheng	Zip Code	95357		



Comparable 1

5260 Litt Rd
 Prox. to Subject 0.43 miles NE
 Sale Price 399,000
 Gross Living Area 1,968
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location A;RRTracks;
 View N;Res;
 Site 1.88 ac
 Quality Q4
 Age 55



Comparable 2

319 Shire Way
 Prox. to Subject 2.93 miles W
 Sale Price 500,000
 Gross Living Area 2,430
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 34880 sf
 Quality Q4
 Age 39



Comparable 3

20546 Seidner Ave
 Prox. to Subject 4.37 miles N
 Sale Price 395,000
 Gross Living Area 1,550
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 41012 sf
 Quality Q4
 Age 53

Comparable Photo Page

Borrower	Zheng, Jimmy				
Property Address	3001 Claribel Rd				
City	Modesto	County	Stanislaus	State	CA
Lender/Client	Jimmy Zheng	Zip Code	95357		



Comparable 4

5931 Claribel Rd
 Prox. to Subject 2.97 miles E
 Sale Price 543,000
 Gross Living Area 2,160
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location A;BsyRd;
 View N;Res;
 Site 3.01 ac
 Quality Q4
 Age 43



Comparable 5

5700 Chenault Dr
 Prox. to Subject 2.88 miles W
 Sale Price 575,000
 Gross Living Area 2,214
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 34970 sf
 Quality Q4
 Age 52



Comparable 6

6025 Claus Rd
 Prox. to Subject 1.38 miles NE
 Sale Price 429,900
 Gross Living Area 1,544
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location A;BsyRd;
 View N;Res;
 Site 1.21 ac
 Quality Q4
 Age 45

Borrower	Zheng, Jimmy		
Property Address	3001 Claribel Rd		
City	County	State	Zip Code
Modesto	Stanislaus	CA	95357
Lender	Jimmy Zheng		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 1 to 3 months

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 opinion based on an analysis of past events assuming a competitive and open market. The appraisers have determined the subject property would have to be exposed for 1 to 3 months (time frame) on the open market in order to have a market value of \$420,000 on the effective date of this appraisal.

Additional Certifications

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


I have NOT performed 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 this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: 

Name: Greg Smith

Date Signed: 06/15/2017

State Certification #: _____

or State License #: 3001337

State: CA

Expiration Date of Certification or License: 10/06/2017

Effective Date of Appraisal: 06/13/2017

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

Market Conditions Addendum to the Appraisal Report

File No. 171385

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **3001 Claribel Rd** City **Modesto** State **CA** ZIP Code **95357**

Borrower **Zheng, Jimmy**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	6	6	3	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.00	2.00	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	3	6	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.0	1.5	6.0	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$454,500	\$300,500	\$480,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	11	7	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$324,500	\$459,999	\$445,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	23	10	50	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	101%	99%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.) paid financial assistance prevalent? Yes No
 Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **A monthly analysis was performed on 15 competing properties over the past 12 months. For those sales, a total of 46.7% were reported to have seller concessions. In addition, a quarterly analysis was performed on 15 competing properties over the past 24 months. For those sales, a total of 46.7% were reported to have seller concessions.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
A monthly analysis was performed on 15 competing properties over the past 12 months. For those sales, a total of 0.0% were reported to be foreclosures. The same analysis was performed on 33 properties from the broader defined neighborhood. For those sales, a total of 0.0% were reported to be foreclosures.

Cite data sources for above information. **Information reported in the MetroList system (using an effective date of 06/13/2017) was utilized to arrive at the results noted on this addendum. All percent change results noted in these comments are based on simple regression.**

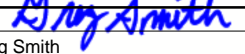
Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
A monthly analysis was performed on 15 competing properties over the past 12 months. The sales within this group had a median price per sqft of \$227.27. The same analysis was performed on 33 properties from the broader defined neighborhood. The sales within this group had a median price per sqft of \$227.27. In addition, a monthly analysis was performed on 15 sales plus all active listings that are competing properties, over the past 12 months. Based on this entire set of data there is a 4.8 month supply. A monthly analysis regarding days on market was also performed on 15 competing properties over the past 12 months. For these sales, the median DOM was 10.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 	Signature
Appraiser Name Greg Smith	Supervisory Appraiser Name
Company Name Ferrand Appraisal	Company Name
Company Address 141 D'Arcy Parkway, Lathrop, CA 95330	Company Address
State License/Certification # 3001337 State CA	State License/Certification # AR028095 State
Email Address Ferrand@comast.net	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

SALES AND PRICE ACTIVITY (SFH Homes)
 Regional/ Sales Data and Condo Sales Data Not Seasonally Adjusted

April-17 State/Region/County	Median Sold Price of Existing Single-Family Homes					Sales	
	Apr-17	Mar-17	Apr-16	Price MTM% Chg	Price YTY% Chg	Sales MTM% Chg	Sales YTY% Chg
Sacramento	\$326,000	\$326,750	\$309,000	r -0.2%	5.5%	6.5%	-4.0%
San Benito	\$521,000	\$525,000	\$479,000	-0.8%	8.8%	4.7%	-8.2%
San Joaquin	\$340,000	\$320,000	\$300,500	r 6.3%	13.1%	1.9%	4.9%
Stanislaus	\$283,000	\$271,450	\$265,000	r 4.3%	6.8%	-12.9%	-6.1%
Tulare	\$214,900	\$210,000	\$207,250	r 2.3%	3.7%	-6.6%	8.4%
Other Counties in California	Apr-17	Mar-17	Apr-16	Price MTM% Chg	Price YTY% Chg	Sales MTM% Chg	Sales YTY% Chg
Amador	\$327,000	\$314,900	\$235,000	r 3.8%	39.1%	2.0%	4.2%
Butte	\$302,900	\$287,500	\$272,750	r 5.4%	11.1%	9.0%	8.3%
Calaveras	\$318,500	\$292,000	\$276,000	r 9.1%	15.4%	4.5%	4.5%
Del Norte	\$239,000	\$130,000	\$315,000	r 83.8%	-24.1%	72.7%	46.2%
El Dorado	\$474,500	\$450,000	\$432,000	r 5.4%	9.8%	9.6%	-7.7%
Humboldt	\$300,000	\$295,000	\$277,500	r 1.7%	8.1%	-5.8%	-8.5%
Lake	\$248,470	\$215,000	\$240,500	r 15.6%	3.3%	15.1%	25.4%
Lassen	\$175,500	\$182,000	\$152,950	-3.6%	14.7%	0.0%	-23.1%
Mariposa	\$273,000	\$285,000	\$235,000	r -4.2%	16.2%	88.9%	41.7%
Mendocino	\$358,000	\$395,000	\$331,000	r -9.4%	8.2%	17.1%	14.3%
Mono	\$516,250	\$1,022,500	\$316,500	-49.5%	63.1%	0.0%	-9.1%
Nevada	\$424,000	\$383,750	\$327,500	r 10.5%	29.5%	0.9%	16.0%
Plumas	\$239,000	\$565,000	\$277,000	r -57.7%	-13.7%	145.5%	200.0%
Shasta	\$243,250	\$239,000	\$223,950	r 1.8%	8.6%	-1.6%	-9.0%
Siskiyou	\$200,000	\$184,000	\$166,000	r 8.7%	20.5%	-10.3%	-12.5%
Sutter	\$249,500	\$258,000	\$232,000	r -3.3%	7.5%	3.1%	-32.0%
Tehama	\$207,000	\$201,000	\$184,000	r 3.0%	12.5%	-30.0%	-9.7%
Tuolumne	\$270,000	\$270,500	\$253,750	r -0.2%	6.4%	20.3%	32.8%
Yolo	\$386,750	\$393,000	\$419,000	r -1.6%	-7.7%	20.0%	-2.0%
Yuba	\$267,500	\$254,900	\$240,000	r 4.9%	11.5%	-6.3%	-5.1%

Note: The MLS median price and sales data in the table below are generated from a survey of more than 90 associations of REALTORS® throughout the state, and represent statistics of existing single-family detached homes only. sales data are not adjusted to account for seasonal factors that can influence home sales. Movements in sales prices should not be interpreted as changes in the cost of a standard home. Median prices can be influenced by changes in cost, as well as changes in the characteristics and the size of homes sold. Due to the low sales volume in some areas, median price changes may exhibit unusual fluctuation.

Los Angeles Metropolitan Area is a 5-region that includes Los Angeles, Orange, Riverside, San Bernardino, and Ventura
 S.F. Bay Area has been redefined to include the following counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma
 Inland Empire includes Riverside and San Bernardino

Note: * = revised
 Scheduled Date for Press Release: 05/16/17

Market Data Report - Page 1


County/City/Area	# Sold	Median \$ April 2017	Median \$ April 2016	% Change Yr-to-Yr
BENICIA	37	\$555,000	\$427,000	30.0%
DIXON	29	\$420,000	\$360,000	16.7%
FAIRFIELD	140	\$398,750	\$395,000	0.9%
RIO VISTA	28	\$330,250	\$304,500	8.5%
SUISUN CITY	42	\$380,000	\$334,500	13.6%
VACAVILLE	153	\$410,000	\$362,000	13.3%
VALLEJO	153	\$351,000	\$305,000	15.1%
Sonoma County	514	\$568,000	\$505,000	12.5%
BODEGA BAY	2	\$869,250	\$715,000	21.6%
CLOVERDALE	20	\$471,250	\$399,000	18.1%
COTATI	6	\$527,500	\$530,000	-0.5%
FORESTVILLE	7	\$355,000	\$439,000	-19.1%
GLEN ELLEN	5	\$375,000	\$552,500	-32.1%
GUERNEVILLE	9	\$326,000	\$360,250	-9.5%
HEALDSBURG	18	\$881,000	\$849,500	3.7%
OCCIDENTAL	3	\$961,250	n/a	n/a
PENNGROVE	3	\$1,542,500	\$710,000	117.3%
PETALUMA	77	\$665,000	\$630,000	5.6%
ROHNERT PARK	42	\$460,000	\$450,000	2.2%
SANTA ROSA	203	\$522,500	\$455,000	14.8%
SEBASTOPOL	23	\$800,000	\$635,000	26.0%
SONOMA	45	\$585,000	\$569,000	2.8%
THE SEA RANCH	8	\$655,000	\$587,500	11.5%
WINDSOR	26	\$550,000	\$550,500	-0.1%
Stanislaus County	597	\$270,000	\$251,000	7.6%
CERES	27	\$250,000	\$259,000	-3.5%
DENAIR	6	\$240,000	\$235,000	2.1%
HUGHSON	9	\$215,000	\$300,000	-28.3%
KEYES	4	\$200,000	\$150,000	33.3%
MODESTO	306	\$255,000	\$231,000	10.4%
NEWMAN	17	\$283,000	\$249,000	13.7%
OAKDALE	36	\$333,000	\$333,000	0.0%
PATTERSON	33	\$310,000	\$285,000	8.8%
RIVERBANK	31	\$310,000	\$291,500	6.3%
SALIDA	19	\$300,000	\$270,000	11.1%
TURLOCK	94	\$290,000	\$262,000	10.7%
WATERFORD	11	\$233,050	\$200,000	16.5%
Sutter County	89	\$247,500	\$224,500	10.2%
LIVE OAK	10	\$221,500	\$130,250	70.1%
SUTTER	7	\$289,000	\$148,250	94.9%
YUBA CITY	70	\$250,000	\$230,000	8.7%
Tehama County	50	\$164,000	\$175,050	-6.3%
CORNING	5	\$139,000	\$137,500	1.1%
RED BLUFF	33	\$165,000	\$175,100	-5.8%
Tulare County	434	\$210,000	\$194,500	8.0%
CUTLER	2	\$115,250	\$132,500	-13.0%
DINUBA	13	\$236,000	\$195,500	20.7%
EARLIMART	2	\$143,500	\$106,000	35.4%
EXETER	16	\$238,000	\$230,000	3.5%
FARMERSVILLE	7	\$150,000	\$138,000	8.7%
GOSHEN	3	\$184,000	n/a	n/a

6/2/17

14



License



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Gregory M. Smith

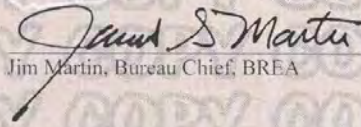
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3001337

Effective Date: October 7, 2015
Date Expires: October 6, 2017


Jim Martin, Bureau Chief, BREA

3023424

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

ATTACHMENT 5
SECOND OFFER LETTER



OVERLAND
PACIFIC &
CUTLER, LLC

1024 Iron Point Road, #100
Folsom, CA 95630
ph 916.857.1520

November 15, 2017

Jimmy Zheng
Sharon Zhu
P. O. Box 2512
Ceres, CA 95307-7912

Regarding: County of Stanislaus ~ Claribel Road at Roselle Avenue Intersection Project
Easement Acquisition Portion of APN: 075-025-009

Dear Mr. Zheng and Mrs. Zhu:

Thank you for your recent email correspondence dated November 9, 2017 regarding the County of Stanislaus (County) current offer to acquire a permanent road easement and temporary construction easement on a portion of your property located at 3001 Claribel Road, Modesto, CA. In your email you proposed to negotiate a settlement for the value of the permanent and temporary construction easements with the County for \$370,000. This is based on your own independent appraisal prepared by Mr. Greg Smith with Fearrand Appraisal.

The County has reviewed Mr. Smith's appraisal and is not in agreement with the conclusion of value provided by Mr. Smith. The County feels the majority of the comps analyzed by Mr. Smith are vastly superior to the subject due to location, age, condition, quality, and/or outbuildings and the adjustments applied do not accurately reflect the differences between the subject and the comps shown in the report. The County's current offer to acquire the easements is \$286,500 this is a difference of \$83,500 between your counter offer and the County's current offer.

The County in an effort to avoid the legal process to obtain the easements has instructed me to present this final offer to purchase. The County is willing to negotiate a settlement and split the difference between both appraisals for a final compensation amount of **\$328,250**.

This is the County's last and final offer to purchase the property rights necessary for the Project. Please respond to this offer by no later than November 30, 2017. If you fail to respond or we cannot reach an agreement by November 30, 2017 I will advise the County we are at an impasse and the County's offer will revert back to the to the initial offer of \$286,500.

Page 2

Please note that any agreement that you make with the County's staff or consultants for the County's purchase of the Property will not be binding on the County unless and until it is approved by the County's Board of Supervisors.

If this offer is acceptable, please contact me coordinate execution of the Agreement and open escrow services.

Your cooperation and immediate attention to this matter will be greatly appreciated.

Sincerely,



Steven Harris
Project Manager

SH:dm
cc: Nate Tumminelo, PE – Stanislaus Count



ATTACHMENT 6
SECOND COUNTER OFFER

Nathaniel Tumminello - Re: 3001 Claribel Rd, Modesto, CA 95357 -- new appraisal report attached

From: Jimmy Zheng
To: Steven Harris
Date: 11/17/2017 8:46 AM
Subject: Re: 3001 Claribel Rd, Modesto, CA 95357 -- new appraisal report attached
CC:
Attachments: 3001 Claribel Rd (2).pdf

Good Morning Steven,

How are you doing ?

Please see the attached second appraisal report for our property.
The appraised value is \$430,000.

We know that it is the tax payer's money to buy this property, so now we only ask \$399,500. for the whole property, therefore the portion that the county takes is **\$357,750**.

You know we cooperate with this process very timely, it didn't cause any delay from our side.

Although several law firms contacted with us and want to involve in the case, we don't want to waste the tax payer's money. And we also don't want to lose too much on the property, so the compensation we ask is only \$357,750. If the county want to have any further legal action, we reserve the right to have full compensation.

We reserve the right to have full compensation for this property if any legal action occur.

Look forward to hear from you ASAP,

Thank you very much,

Sincerely,

Jimmy Zheng

On Wed, Nov 15, 2017 at 11:34 AM, Steven Harris

wrote:

Hello Mr. Zheng, per our previous phone call I am sending to you a final offer to purchase on behalf of the County in response to your counter offer as stated below.

Please review the offer and feel free to call me with any questions you may have regarding the County's offer.
[\(916\) 768-1875](tel:9167681875).

I'm hopeful you will find this offer acceptable and we can complete these negotiations.

Thanks,

Steve

Steven Harris | Project Manager

Overland, Pacific & Cutler, LLC
1024 Iron Point Road #100, Folsom, CA 95630
office: (916) 857-1520 | www.OPCservices.com

Building relationships, delivering projects.

NOTICE: This message and any attachments is private and confidential. If you received this message in error, do not use or rely upon it. Instead, please inform the sender and then delete it. Thank you.

From: Jimmy Zheng [mailto:]

Sent: Thursday, November 09, 2017 10:19 AM

To: Steven Harris

Cc:

Subject: 3001 Claribel Rd, Modesto, CA 95357

Good Morning Steven,

How are you doing ?

It's nice to meet you this morning at 9:00 am.

Please see the attached appraisal report.

The appraised value is \$420,000.

You said the left over portion land value is \$50,000.

Then the compensation amount shall be \$370,000. instead of \$286,500.

Please adjust the compensation amount, then we can sign the contract ASAP.

Look forward to hear from you ASAP!

Any advises, please let me know.

Thanks,

Sincerely,

Jimmy Zheng

ATTACHMENT 7
SECOND APPRAISAL

Borrower	N/A	File No. 3001 Claribel Rd		
Property Address	3001 Claribel Rd			
City	Modesto	County Stanislaus	State CA	Zip Code 95357-1600
Lender/Client				

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General Text Addendum	6
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Subject Photos	8
Plat Map	9
Location Map	10
Location Map	11

RESTRICTED APPRAISAL REPORT

File No.: 3001 Claribel Rd
 State: CA Zip Code: 95357-1600

Property Address: 3001 Claribel Rd City: Modesto State: CA Zip Code: 95357-1600
 County: Stanislaus Legal Description: 075-025-009-000 Assessor's Parcel #: 075-025-009-000
 Tax Year: 2016 R.E. Taxes: \$ 2,588 Special Assessments: \$ 0 Borrower (if applicable): N/A
 Current Owner of Record: Jimmy Zheng/Sharon Zhu Occupant: Owner Tenant Vacant Manufactured Housing
 Property Type: SFR 2-4 Family # of Units: Ownership Restriction: None PUD Condo Coop
 Market Area Name: Roselle Map Reference: 33700 Census Tract: 0004.02 Flood Hazard

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach Other:
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: Intended use of this report is to determine market value for the subject property.
Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.
 Client: Jimmy Zheng Address: 1613 Vandalay Dr Ceres, CA 95307
 Appraiser: Freddie Berry Address: 5394 Cosumnes Dr, Stockton, CA 95219

FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3											
Address	3001 Claribel Rd Modesto, CA 95357-1600			5931 Claribel Rd Oakdale, CA 95361			9549 Sawyer Ave Oakdale, CA 95361			5318 Parker Rd Modesto, CA 95357											
Proximity to Subject				2.97 miles E			4.96 miles NE			3.82 miles SE											
Sale Price	\$			\$ 543,000			\$ 480,000			\$ 460,000											
Sale Price/GLA	\$/sq.ft.			\$ 251.39/sq.ft.			\$ 274.60/sq.ft.			\$ 244.68/sq.ft.											
Data Source(s)				MLS#17016782			MLS#16071038			MLS#17050931											
Verification Source(s)				Doc#32621			Doc#6684			DOC#Not Recorded											
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjust.			DESCRIPTION			+(-) \$ Adjust.								
Sales or Financing Concessions				Cash None noted			ArmLth None Noted			ArmLth Closing costs											
Date of Sale/Time	N/A			COE 05/05/17			COE 01/31/17			COE 10/19/17											
Rights Appraised	Fee Simple			Fee Simple			Fee Simple			Fee Simple											
Location	Resident Street			Resident Street			Resident Street			Resident Street											
Site	40511 sf			131116 sf			-36,242			43560 sf			71438 sf			-12,371					
View	Busy/Street			Busy/Street						Resident Street			-10,000			Resident Street			-10,000		
Design (Style)	2 Story			Ranch						Ranch						Ranch					
Quality of Construction	Average			Average						Average						Average					
Age	67			43						52						102			+17,500		
Condition	Average			Superior			-25,000			Average						Average					
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths				Total	Bdrms	Baths	+10,000	Total	Bdrms	Baths	+10,000				
Room Count	8	4	2	8	4	2				7	3	2.1	-3,000	7	3	2					
Gross Living Area	1,725 sq.ft.			2,160 sq.ft.			-21,800			1,748 sq.ft.						1,880 sq.ft.			-7,800		
Basement & Finished Rooms Below Grade	N/A			N/A						N/A						N/A					
Functional Utility	Good			Good						Good						Good					
Heating/Cooling	Wall/Evap			FA/AC			-3,000			FA/AC			-3,000			FA/AC			-3,000		
Energy Efficient Items	Dbl Pane Wind.			DualpanFans						DualpanFans						DlpnPartFans					
Garage/Carport	2 Car Garage			3 Car Garage			-5,000			2 Car Garage						2 Car Garage					
Porch/Patio/Deck	Porch/Patio			Porch/Patio						Porch/Patio						Porch/Patio					
CDOM	N/A			79						54						20					
In-ground pool	None			Yes			-15,000			Yes			-15,000			None					
Outbuildings	None			Yes/Workshop			-10,000			Yes/Barn			-5,000			Yes/In-law unit			-20,000		
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -116,042			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -26,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -25,671		
Adjusted Sale Price of Comparables							\$ 426,958						\$ 454,000						\$ 434,329		

Summary of Sales Comparison Approach The comparable displayed in this report are considered the most similar sales in the subject property's market area within the past 6 months. No site adjustments made for less than 1,500 sq ft. Site adjustments made @ \$.40/sq ft. No GLA adjustments for a difference of 100 sq ft. GLA adjustments made @ \$50/sq ft. Bedrooms adjusted @ \$10,000 per bedroom. Bathrooms adjusted @ \$5,000 per full bath and \$3,000 for half baths. Garage adjusted @ \$5,000 per space.
 Adjustments are necessary to reflect the market reaction to the difference between amenities and condition. This is conducted using paired sales or comparing the market reaction to a particular amenity versus the absence of said amenity. Analyzing multiple sales gives the appraiser the relative value of an amenity and allows the appraiser to adjust for this difference.

Age adjustment reconciled at \$500 per year for a difference of 25+/- years.

RESTRICTED APPRAISAL REPORT

File No.: 3001 Claribel Rd

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Realist Tax Records/ Metrolist MLS

TRANSFER HISTORY	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
	Date:	
	Price:	
	Source(s):	
	2nd Prior Subject Sale/Transfer	
	Date:	
Price:		
Source(s):		

Subject Market Area and Marketability:

MARKET

Site Area: 40511 sf Site View: Busy/Street Topography: Level To Grade Drainage: Adequate

Zoning Classification: PC Description: SFR 1 house on 1 lot

Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning

Highest & Best Use: Present use, or Other use (explain) Highest and best use is residential property which is the current use.

Actual Use as of Effective Date: Single family 1 house on 1 lot Use as appraised in this report: Single family 1 house on 1 lot

Opinion of Highest & Best Use: Highest & best use is present use of site.

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06099C0330E FEMA Map Date 09/26/2008

Site Comments: Normal public utilities and setback lines. No adverse easements or encumbrances are known to this appraiser. Improvements appear to be legal and conform to zoning use. Subject backs to an open space. It is the appraiser's opinion that this does not affect the subject's marketability.

SITE

Improvements Comments: Physical depreciation is based on the effective age and the condition of interior improvements. No functional obsolescence observed. There is no external obsolescence. The subject improvements are typical for the subject's market area.

IMPROVEMENTS

Indicated Value by: Sales Comparison Approach \$ 430,000

Indicated Value by: Cost Approach (if developed) \$

Indicated Value by: Income Approach (if developed) \$

Final Reconciliation Most consideration given to the direct sales comparison approach as it best reflects the attitudes of typical buyers and sellers. The cost approach is considered supportive. Most weight was given to comparable 1 as it is the most similar to the subject with regards to proximity.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 430,000, as of: 11/14/2017, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 11 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

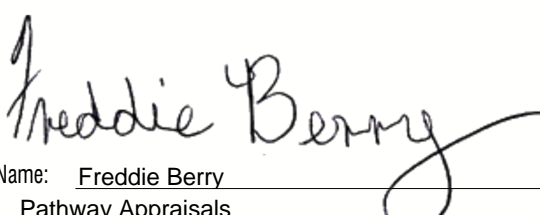
Attached Exhibits:

<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum
<input type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTACHMENTS

Client Contact: Jimmy Zheng Client Name: Jimmy Zheng

E-Mail: jimmyzzheng@gmail.com Address: 1613 Vandalay Dr Ceres, CA 95307

SIGNATURES	APPRaiser	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		
	Appraiser Name: Freddie Berry	Supervisory or Co-Appraiser Name:
	Company: Pathway Appraisals	Company:
	Phone: (209) 298-5001 Fax:	Phone: Fax:
	E-Mail: pathwayappraisals@gmail.com	E-Mail:
	Date of Report (Signature): 11/16/2017	Date of Report (Signature):
	License or Certification #: AR036297 State: CA	License or Certification #: State:
	Designation: Certified Residential Appraiser	Designation:
	Expiration Date of License or Certification: 02/03/2019	Expiration Date of License or Certification:
	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
	Date of Inspection: 11/14/2017	Date of Inspection:

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no 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 this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 3001 Claribel Rd, Modesto, CA 95357-1600

APPRAISER: *Freddie Berry*
 Signature: _____
 Name: Freddie Berry
 Title: Certified Residential Appraiser
 State Certification #: AR036297
 or State License #: _____
 State: CA Expiration Date of Certification or License: 02/03/2019
 Date Signed: 11/16/2017

SUPERVISORY or CO-APPRAISER (if applicable):
 Signature: _____
 Name: _____
 Title: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
 Did Did Not Inspect Property

USPAP ADDENDUM

File No. 3001 Claribel Rd

Borrower	N/A		
Property Address	3001 Claribel Rd		
City	Modesto	County Stanislaus	State CA Zip Code 95357-1600
Lender			

This report was prepared under the following USPAP reporting option:

- Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).
The use of this report is limited to the stated client. The rationale for how the appraiser arrived at the opinions and conclusions may not be understood properly without additional information in the appraiser's workfile.

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____
Based on the analysis presented in this report, my opinion of market value is predicated on an estimated exposure time of 1-3 months.

Additional Certifications

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

- I have NOT performed 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 this assignment.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
 - The statements of fact contained in this report are true and correct.
 - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

This is a restricted use appraisal. It is not intended for to reflect insurable value and cannot be used for any mortgage transaction.

APPRAISER:

Signature: Freddie Berry
 Name: Freddie Berry
 Date Signed: 11/16/2017
 State Certification #: AR036297
 or State License #: _____
 State: CA
 Expiration Date of Certification or License: 02/03/2019
 Effective Date of Appraisal: 11/14/2017

SUPERVISORY APPRAISER: (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

Supplemental Addendum

File No. 3001 Claribel Rd

Borrower	N/A						
Property Address	3001 Claribel Rd						
City	Modesto	County	Stanislaus	State	CA	Zip Code	95357-1600
Lender/Client							

Extraordinary assumption: the appraiser assumes that the interior of the subject is in at least average condition with the wear and tear of a typically maintained property of similar age in the subject's market would be. The appraiser reserves the right to revise the final opinion of value if, on interior inspection, the appraiser finds the subject to be in materially different condition than average.

Market Conditions Addendum to the Appraisal Report

File No. 3001 Claribel Rd

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 3001 Claribel Rd City Modesto State CA ZIP Code 95357-1600
 Borrower N/A

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	6	3	4	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1	1	1.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	3	3	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3	3	0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$439,500	\$475,000	\$463,750	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	36	29	58	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$497,950	\$469,000	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	29	71	0	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.86	98.28	94.44	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). The Sacramento MLS indicates there were 13 closed sales during the past 12 months and 1 of those sales contained seller concessions which is 8% of the total transactions in this market area. Prior Months 7-12: 6 Sales; 0 with concessions; 0% of sales for this period. 4-6: 3 Sales; 0 with concessions; 0% of sales for this period. 0-3: 4 Sales; 1 with concessions; 25% of sales for this period. The concessions ranged between 3,313 and 3,313. The median concession amount is \$3,313.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. The Sacramento MLS was the data source used to complete the Market Conditions Addendum.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Effective Date: Thursday, November 16, 2017

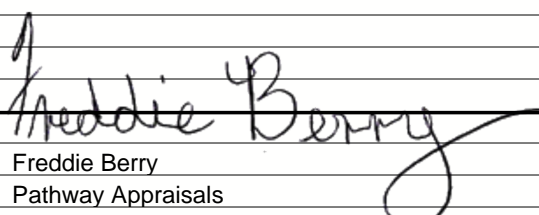
If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 
 Appraiser Name Freddie Berry
 Company Name Pathway Appraisals
 Company Address 5394 Cosumnes Dr, Stockton, CA 95219
 State License/Certification # AR036297 State CA
 Email Address pathwayappraisals@gmail.com

Signature _____
 Supervisory Appraiser Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Photo Page

Borrower	N/A				
Property Address	3001 Claribel Rd				
City	Modesto	County	Stanislaus	State	CA Zip Code 95357-1600
Lender/Client					



Subject Front

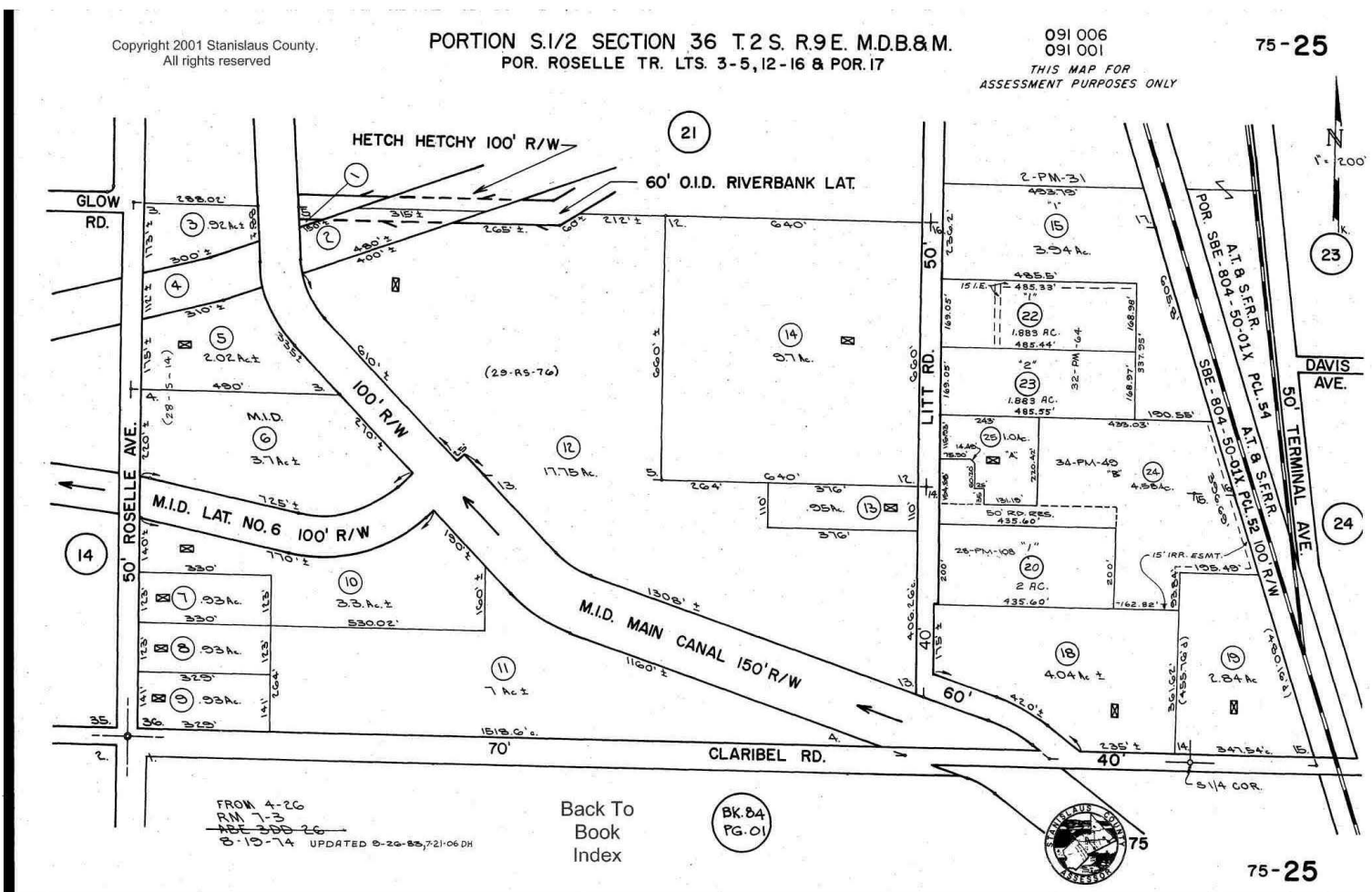
3001 Claribel Rd
Sales Price
Gross Living Area 1,725
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2
Location Resident Street
View Busy/Street
Site 40511 sf
Quality Average
Age 67



Detached Garage

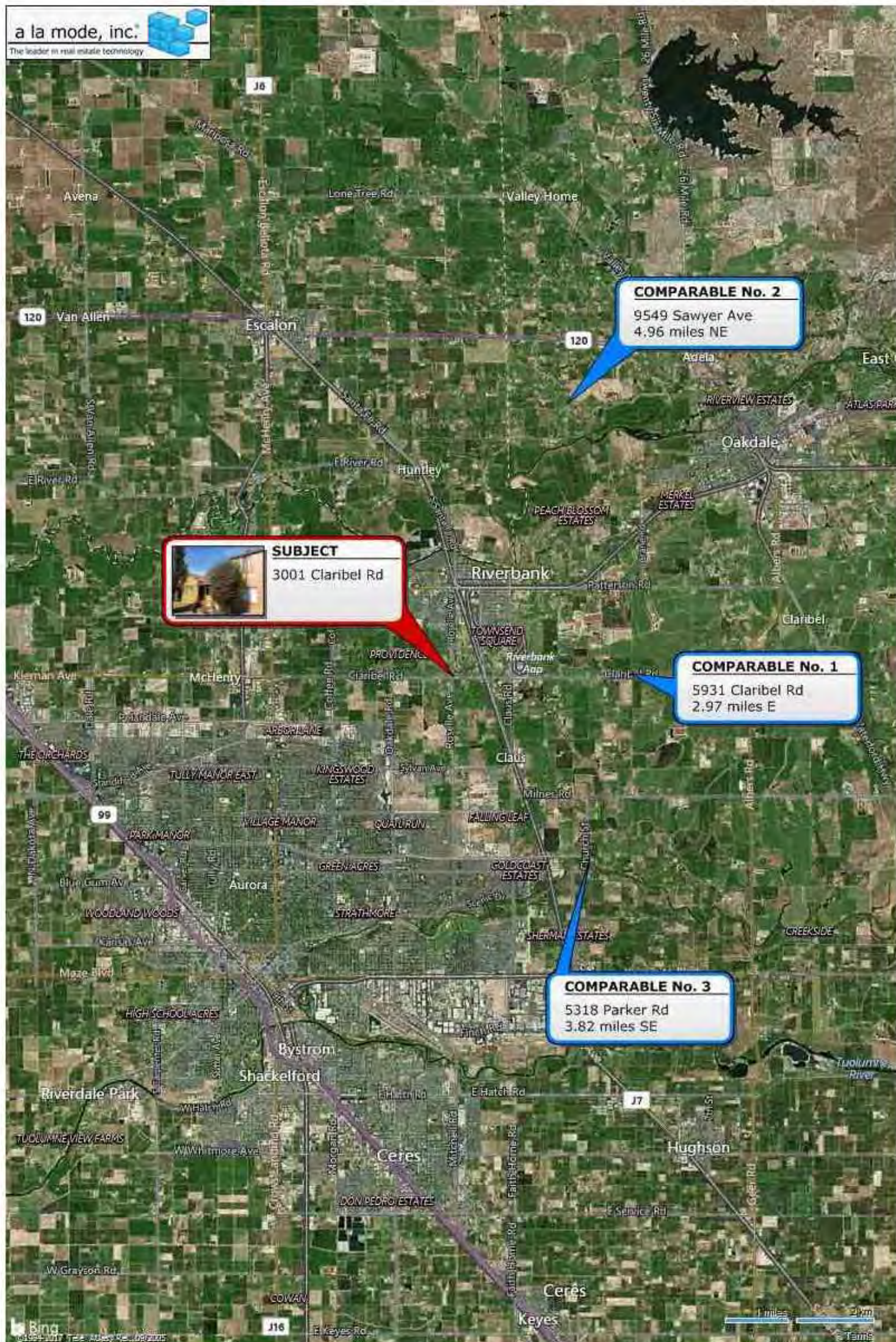
Plat Map

Borrower	N/A		
Property Address	3001 Claribel Rd		
City	Modesto	County Stanislaus	State CA Zip Code 95357-1600
Lender/Client			



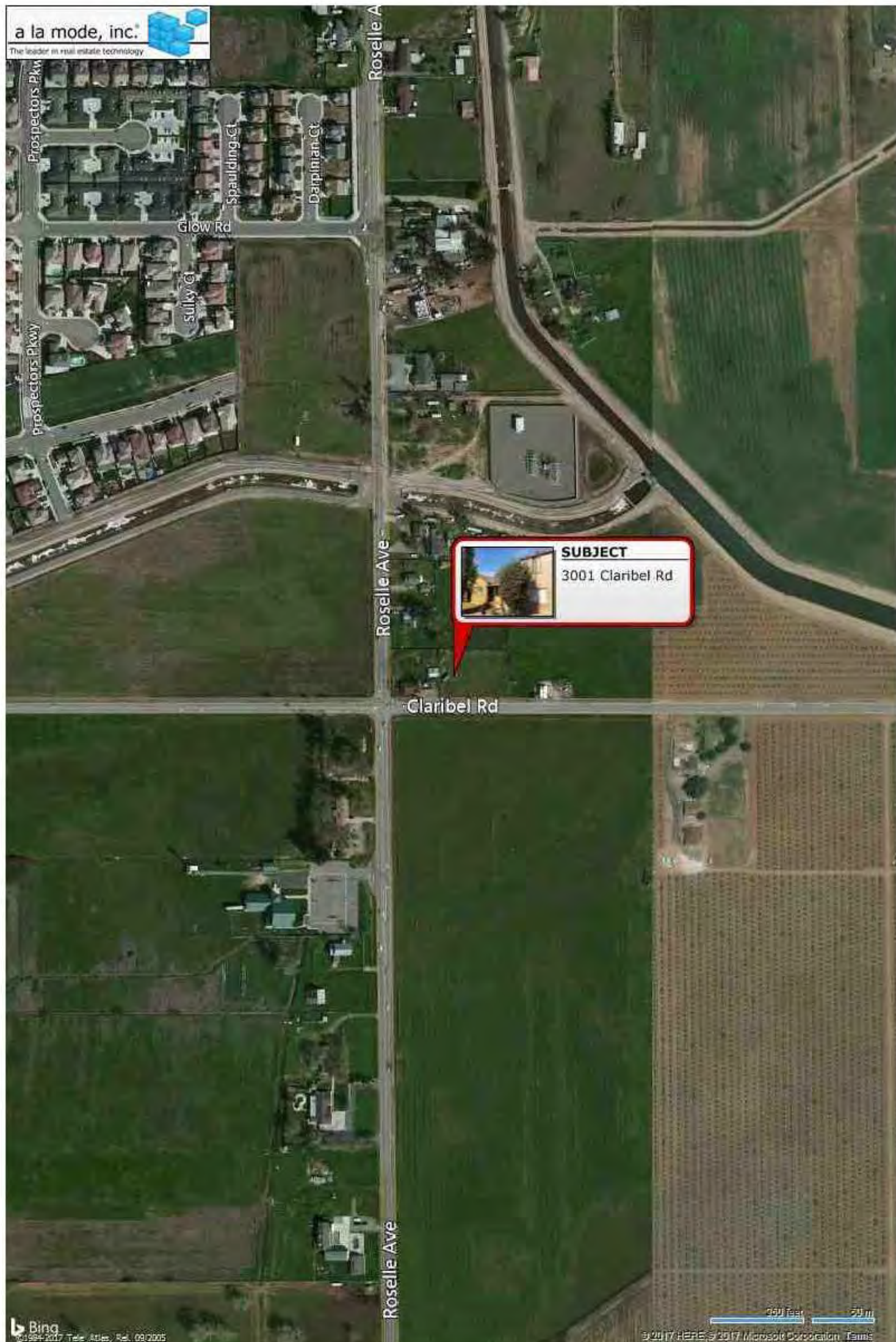
Location Map

Borrower	N/A				
Property Address	3001 Claribel Rd				
City	Modesto	County Stanislaus	State CA	Zip Code 95357-1600	
Lender/Client					



Location Map

Borrower	N/A						
Property Address	3001 Claribel Rd						
City	Modesto	County	Stanislaus	State	CA	Zip Code	95357-1600
Lender/Client							



ATTACHMENT 8
THIRD OFFER AND COUNTER LETTER

Nathaniel Tumminello - Re: 3001 Claribel Rd, Modesto, CA 95357 -- new appraisal report attached

From: Jimmy Zheng
To: Steven Harris
Date: 11/21/2017 11:28 AM
Subject: Re: 3001 Claribel Rd, Modesto, CA 95357 -- new appraisal report attached
CC:

Good Morning Steven,

Thanks for your quick response.

We feel so disappointed that the county still counter back since we already have a big step back.

Everyone is busy, and we feel tired for the back and forth endless discuss.

However, we can make another big step back and make our final offer \$350,000 even. If the county agrees the offer, you can prepare the purchase agreement and we make appointment to sign it. Otherwise, we can let the attorneys to take care the problems.

Look forward to hear from you ASAP,

Thank you very much,
Have a nice holiday and happy Thanksgiving !

Sincerely,

Jimmy Zheng

On Mon, Nov 20, 2017 at 2:57 PM, Steven Harris

wrote:

Good afternoon Mr. Zheng,

The County has reviewed your second appraisal and considered your counter offer below based on the information contained in this report. As with the first appraisal the County is not in agreement with Mr. Berry's adjustments to the value of the comparable properties as shown in the report. The comparable properties chosen by Mr. Berry are far superior in the County's opinion to your property in terms of location, age, quality and condition, the downward adjustment to the comparable properties does not accurately reflect these differences.

While your offer below of \$357,500 is reduced from your previous offer of \$370,000, the County cannot agree to settle for this amount. The County has instructed me to provide you with a final settlement offer of \$343,000, this is an increase of \$14,750 and is halfway between your current offer and the County's previous offer. This final offer is being made in good faith in the hope we can avoid an impasse negotiations and resolve this without going to court.

The County would also like me to inform you this is absolutely their best and final offer, they will not increase it again. I also want to advise you this offer will be revoked if you are not in agreement and the County is forced to obtain the property rights through the legal process, the offer would revert back to the original \$286,500.

Please let me know as soon as possible if you are in agreement and I will revise the purchase agreement to reflect the new amount.

Thanks,

Steve

Steven Harris | Project Manager

Overland, Pacific & Cutler, LLC
1024 Iron Point Road #100, Folsom, CA 95630
office: (916) 857-1520 | www.OPCservices.com
Building relationships, delivering projects.

From: Jimmy Zheng om]
Sent: Friday, November 17, 2017 8:46 AM
To: Steven Harris
Cc:
Subject: Re: 3001 Claribel Rd, Modesto, CA 95357 -- new appraisal report attached

Good Morning Steven,

How are you doing ?

Please see the attached second appraisal report for our property.

The appraised value is \$430,000.

We know that it is the tax payer's money to buy this property, so now we only ask \$399,500. for the whole property, therefore the portion that the county takes is **\$357,750**.

You know we cooperate with this process very timely, it didn't cause any delay from our side.

Although several law firms contacted with us and want to involve in the case, we don't want to waste the tax payer's money. And we also don't want to lose too much on the property, so the compensation we ask is only \$357,750. If the county want to have any further legal action, we reserve the right to have full compensation.

We reserve the right to have full compensation for this property if any legal action occur.

Look forward to hear from you ASAP,

Thank you very much,

Sincerely,

Jimmy Zheng

(209)247-2543

On Wed, Nov 15, 2017 at 11:34 AM, Steven Harris

> wrote:

Hello Mr. Zheng, per our previous phone call I am sending to you a final offer to purchase on behalf of the County in response to your counter offer as stated below.

Please review the offer and feel free to call me with any questions you may have regarding the County's offer. (916) 768-1875.

I'm hopeful you will find this offer acceptable and we can complete these negotiations.

Thanks,

Steve

Steven Harris | Project Manager

Overland, Pacific & Cutler, LLC
1024 Iron Point Road #100, Folsom, CA 95630
office: (916) 857-1520 | www.OPCservices.com

Building relationships, delivering projects.

NOTICE: This message and any attachments is private and confidential. If you received this message in error, do not use or rely upon it. Instead, please inform the sender and then delete it. Thank you.

From: Jimmy Zheng

Sent: Thursday, November 09, 2017 10:19 AM

To: Steven Harris

Cc:

Subject: 3001 Claribel Rd, Modesto, CA 95357

Good Morning Steven,

How are you doing ?

It's nice to meet you this morning at 9:00 am.

Please see the attached appraisal report.

The appraised value is \$420,000.

You said the left over portion land value is \$50,000.

Then the compensation amount shall be \$370,000. instead of \$286,500.

Please adjust the compensation amount, then we can sign the contract ASAP.

Look forward to hear from you ASAP!

Any advises, please let me know.

Thanks,

Sincerely,

Jimmy Zheng

ATTACHMENT 9
NOTICE OF INTENT



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Design/Survey/Fleet Maintenance

Frederic Clark, PE, LS
Deputy Director - Development/Traffic

David Leamon, PE
Deputy Director - Construction Administration/Operations

Letti Ortiz
Senior Business and Finance Manager

www.stancounty.com/publicworks

November 20, 2017

**ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY
BY EMINENT DOMAIN HIGHWAY**

APN: 075-025-009,

OWNER: Jimmy Zheng and Sharon Zhu

(Code of Civil Procedure, section 1245.235)

Jimmy Zheng and Sharon Zhu
PO Box 2515
Ceres, CA 95307

Dear Mr. Zheng and Ms. Zhu,

The law provides procedures for public agencies to acquire private property for public use. It presently requires that every agency, which intends to condemn property, notify the owners of that property of its intention to condemn. California Code of Civil Procedure section 1240.030, provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following three conditions are established:

- (A) The public interest and necessity require the project.
- (B) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- (C) The property sought to be acquired is necessary for the project.

Also, CCP section 1245.230 requires that the offer required by section 7267.2 of the Government Code has been made to the owner of record.

You are hereby notified that the Board of Supervisors at its meeting to be held on December 5, 2017, at 9:00 AM, at 1010 10th Street, Board Chambers (Basement), Modesto, California, will be asked to decide if the above conditions are met concerning your property and, if so, to adopt a Resolution of Necessity. Questions regarding the amount of compensation to be paid are not part of this proceeding and the Board of Supervisors does not consider such in determining whether a Resolution should be adopted.

The adopted Resolution will authorize Stanislaus County to acquire the property by eminent domain. A description of the required property is attached to this Notice and is marked Exhibit A, Exhibit B, Exhibit A-1, Exhibit B-1.

This Notice of Intent gives you an opportunity to appear before the Board of Supervisors and raise questions concerning the three conditions referred to in CCP 1240.030 as cited above. If you file a written request to appear (within 15 days from the mailing of this Notice) you are entitled to appear and object to the adoption of the Resolution.

Objections are limited as set forth below.

All requests to appear must be sent for filing to: Nate Tumminello, Project Manager, Stanislaus County Department of Public Works, 1716 Morgan Road, Modesto, CA, 95358. If you desire to appear, you will be notified of the date, time, and location of the meeting at a later date.

The written request must actually be received within the 15-day period. Failure to file a written request to appear will result in a waiver of your rights to appear and be heard.

Your written request to appear should include a statement of the condition(s), which you feel are pertinent to your property. The three conditions that may affect your property are set forth above (designate (A), (B), and/or (C)). By designating which condition forms the basis of your concerns, and why, you will enable the Board of Supervisors to have a full and expeditious review made of the project's effect on your property.

For your convenience, the Board of Supervisors will consider any written observations you may wish to submit, so long as such written observations are filed with the Public Works Department within the 15-day period.

The Board of Supervisors must adopt a Resolution of Necessity before an eminent domain proceeding can be commenced. Within six months of the adoption of the Resolution of Necessity, the Stanislaus County Department of Public Works will commence eminent domain proceedings in the Superior Court in the County where the property is located. In that proceeding, the court will determine the amount of compensation to which you are entitled.

If you have any questions, please call Nate Tumminello at telephone number (209) 525-4101 or Right of Way Agent - Steve Harris, Overland Pacific & Cutler, Inc. at telephone number (916) 768-1875.

Sincerely,



Nate Tumminello, P.E.
Project Manager

Enclosure(s): Plat and Legal Description

**STANISLAUS COUNTY, DEPARTMENT OF PUBLIC WORKS
DECLARATION OF MAILING**

I declare that I am employed in the County of Stanislaus, State of California, I am over the age of eighteen years and not a party to the within entitled cause, and my business address is: Stanislaus County Department of Public Works, 1716 Morgan Road, Modesto, California 95358.

On November 20, 2017, I served the following document(s) in the manner(s) indicated below:

NOTICE OF INTENT TO ADOPT RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN

(CERTIFIED U.S. MAIL): I caused true and correct copies of the above document(s), by following ordinary business practices, to be placed and sealed in an envelope at the Stanislaus County Department of Public Works, 1716 Morgan Road, Modesto, CA, 95358, for collection and mailing in the United States Postal Service. The envelope was addressed to the below-named addressee. I am familiar with the Stanislaus County Department of Public Works' office practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence placed for collection on a particular day is deposited with the United States Postal Service that same day.

Jimmy Zheng and Sharon Zhu
PO Box 2515
Ceres, CA 95307

(FEDERAL EXPRESS) by placing a true and correct copy thereof enclosed in a sealed envelope, for overnight delivery, delivered to Federal Express for overnight courier service, at the address(es) set forth above.

(PERSONAL DELIVERY) by personal delivery to the party or to their attorney, if known, at the address(es) set forth above.

I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on November 20, 2017.


Denae Davis

Exhibit "A"

LEGAL DESCRIPTION

APN: 075-025-009

Road Easement


All that real property situate in Section 36, Township 2 South, Range 9 East, M.D.M., County of Stanislaus, State of California, being a portion of Lot 4 as shown in Volume 7 of Maps, at Page 3, recorded August 13, 1912, Official Records of Stanislaus County, more particularly described as:

Commencing at a 2" Iron Pipe with Brass Disc marking the southwest corner of Section 36, Township 2 South, Range 9 East, as shown in Book 22 of Surveys, at Page 51, recorded March 30, 1995, Official Records of Stanislaus County, which bears along the South line of Section 36, North 89°35'23" West 2645.13 from a 4"x4" concrete monument marking the South 1/4 Corner of Section 36, as shown in Book 29 of Surveys, at Page 76, recorded May 26, 2006, Official Records of Stanislaus County; thence along said south line South 89°35'23" East 24.66 feet; thence leaving said South line North 00°24'37" East 20.00 feet to the intersection of the north right-of-way line of Claribel Road and the east right-of-way line of Roselle Avenue as shown on said map filed May 26, 2006, and the **Point of Beginning**; thence along said east right-of-way North 00°33'48" West 107.18 feet; thence leaving said east right-of-way South 49°33'44" East 88.99 feet; thence South 89°31'13" East 261.83 feet to the westerly line of the property described in the GRANT DEED to Joe L. Dutra, Jr. and Jill R. Dutra, recorded January 17, 1997 and filed as Document 97-0003956-00, Official Records of Stanislaus County; thence along said westerly line South 0°33'48" East 49.61 feet to said north right-of-way line of Claribel Road as shown in said Volume 7 of Maps, at Page 3, recorded August 13, 1912, Official Records of Stanislaus County; thence leaving said easterly line and along said north right-of-way North 89°35'23" West 329.00 feet to the **Point of Beginning**.

Containing 0.42 acres or 18,305 square feet.

Bearings shown are based on the South line of Section 36 as measured between the found monuments described hereon and having a bearing of North 89°35'23" West. Distances shown and described are ground and in US Survey Feet.

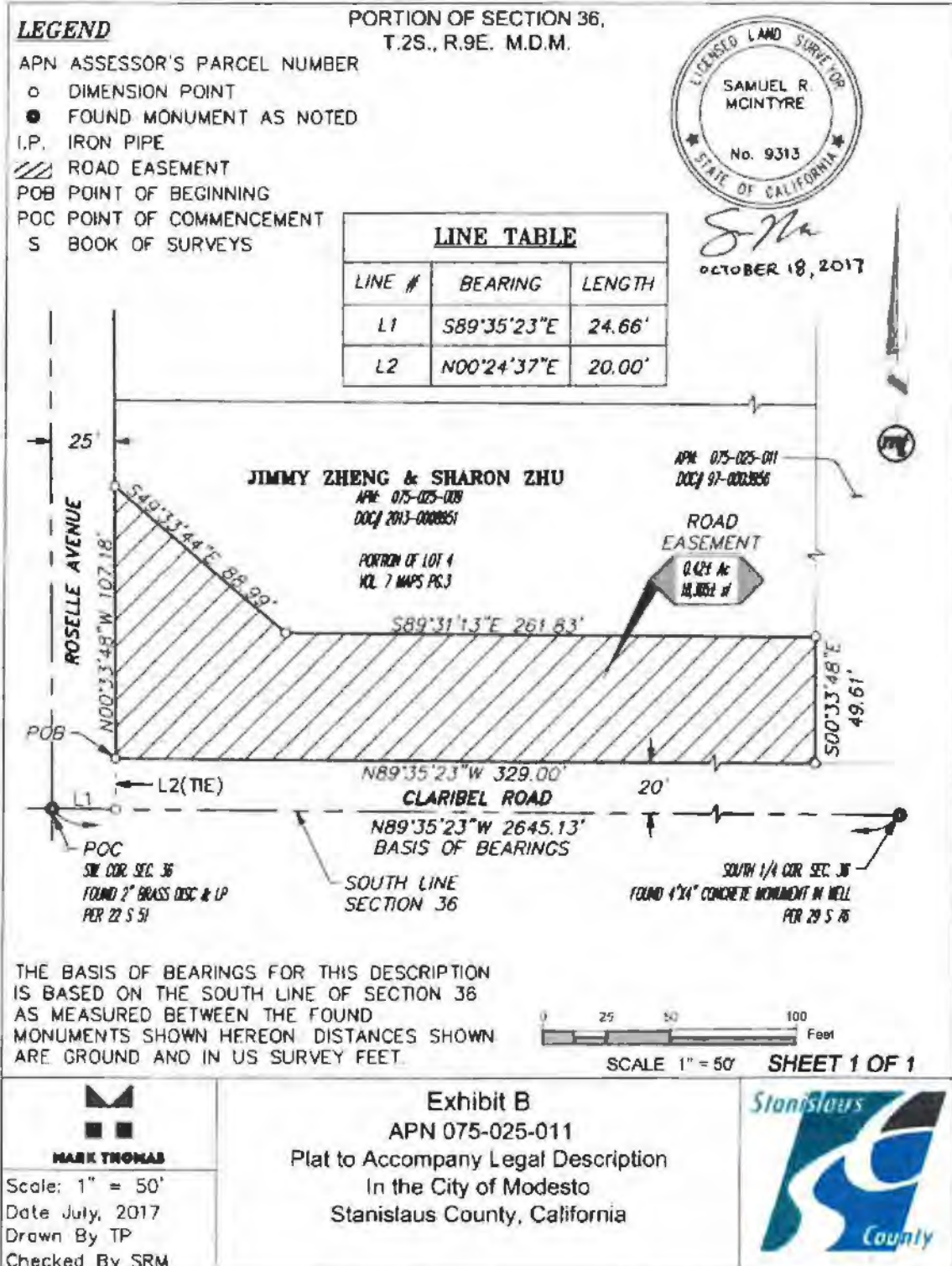
This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.


Samuel McIntyre, LS 9313



October 18, 2017
Date

Exhibit "B"





MARK THOMAS

Scale: 1" = 50'
Date July, 2017
Drawn By TP
Checked By SRM

Exhibit B
APN 075-025-011
Plat to Accompany Legal Description
in the City of Modesto
Stanislaus County, California



Exhibit "A-1"

LEGAL DESCRIPTION

APN: 075-025-009

TCE

All that real property situate in Section 36, Township 2 South, Range 9 East, M.D.M., County of Stanislaus, State of California, being a portion of Lot 4 as shown in Volume 7 of Maps, at Page 3, recorded August 13, 1912, Official Records of Stanislaus County, more particularly described as:

All that portion of said Lot 4, within a strip of land 10-foot wide, lying parallel, easterly and northerly of the following described line:

Commencing at a 2" Iron Pipe with Brass Disc marking the southwest corner of Section 36, Township 2 South, Range 9 East, as shown in Book 22 of Surveys, at Page 51, recorded March 30, 1995, Official Records of Stanislaus County, which bears along the South line of Section 36, North 89°35'23" West 2645.13 from a 4"x4" concrete monument marking the South 1/4 Corner of Section 36, as shown in Book 29 of Surveys, at Page 76, recorded May 26, 2006, Official Records of Stanislaus County; thence along said south line South 89°35'23" East 24.66 feet; thence leaving said South line North 00°24'37" East 20.00 feet to the intersection of the north right-of-way line of Claribel Road and the east right-of-way line of Roselle Avenue as shown on said map filed May 26, 2006, thence along said east right-of-way North 00°33'48" West 141.00 feet to the north line as described in the GRANT DEED to Jimmy Zheng and Sharon Zhu, recorded January 31, 2013 and filed as Document 2013-0008951-00, Official Records of Stanislaus County, and the **Point of Beginning**; thence leaving said north line and along said east right-of-way of Roselle Avenue South 00°33'48" East 33.82 feet; thence leaving said east right-of-way South 49°33'44" East 88.99 feet; thence South 89°31'13" East 261.83 feet to the westerly line of the property described in the GRANT DEED to Joe L. Dutra, Jr. and Jill R. Dutra, recorded January 17, 1997 and filed as Document 97-0003956-00, Official Records of Stanislaus County, and the **Point of Terminus** which bears North 0°33'48" West 49.61 feet from said north right-of-way of Claribel Road.

Containing 0.09 acres or 3,772 square feet.

Bearings shown are based on the South line of Section 36 as measured between the found monuments described hereon and having a bearing of North 89°35'23" West. Distances shown and described are ground and in US Survey Feet.

This real property description has been prepared at Mark Thomas, by me, or under my direction, in conformance with the Professional Land Surveyors Act.


Samuel McIntyre, LS 9313



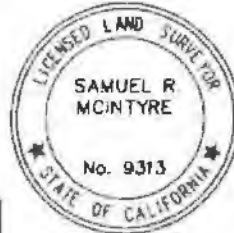
July 11, 2017
Date

Exhibit "B-1"

LEGEND

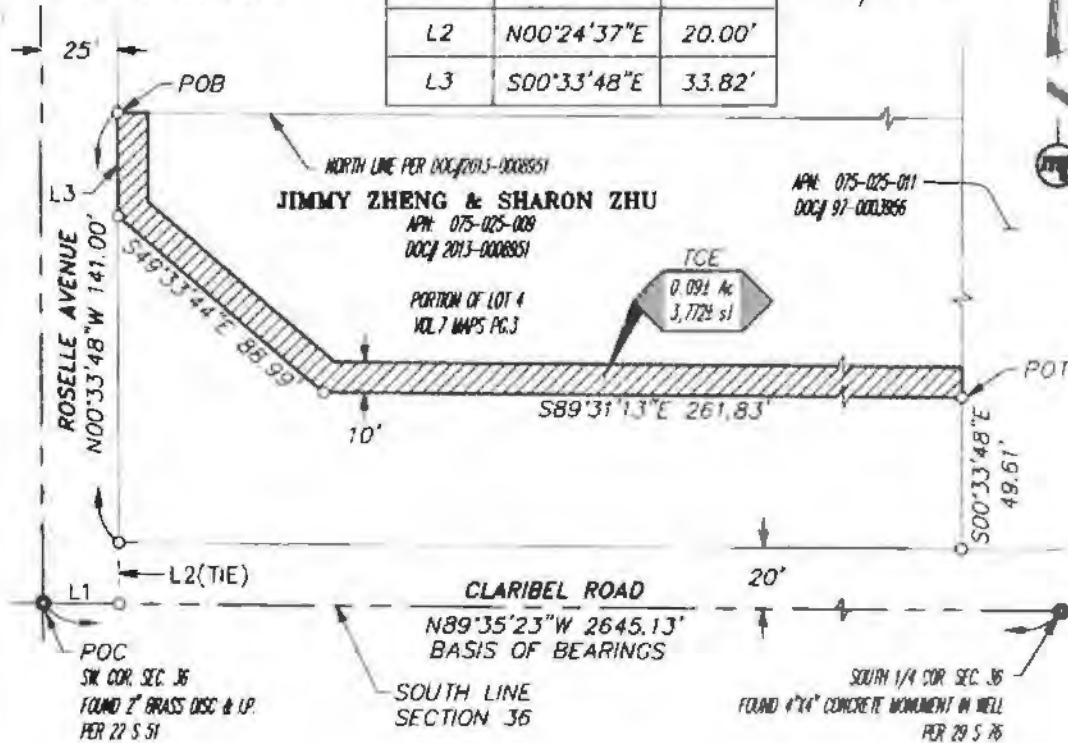
- APN ASSESSOR'S PARCEL NUMBER
- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- I.P. IRON PIPE
- TCE TEMPORARY CONSTRUCTION EASEMENT
- ▨ TCE PARCEL
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POT POINT OF TERMINUS
- S BOOK OF SURVEYS

PORTION OF SECTION 36,
T.2S., R.9E. M.D.M.



SRM
July 11, 2017

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°35'23"E	24.66'
L2	N00°24'37"E	20.00'
L3	S00°33'48"E	33.82'



THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON THE SOUTH LINE OF SECTION 36 AS MEASURED BETWEEN THE FOUND MONUMENTS SHOWN HEREON. DISTANCES SHOWN ARE GROUND AND IN US SURVEY FEET



SCALE 1" = 50' SHEET 1 OF 1

MARK THOMAS

Scale: 1" = 50'
Date July, 2017
Drawn By TP
Checked By SRM

Exhibit B
APN 075-025-009
Plat to Accompany Legal Description
In the City of Modesto
Stanislaus County, California

