

**DAM REMOVAL REAL ESTATE EVALUATION
REPORT
FOR:**

**US DEPARTMENT OF THE INTERIOR
OFFICE OF VALUATION SERVICES
CHARLES W. LAFLAMME, MAI
ARRTS NUMBER: LD72AK**

**NEPA REALTY SUB-TEAM
RENEE SNYDER
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BUREAU OF RECLAMATION**

AS OF APRIL 2008

BY REPORT DATED MARCH 22, 2011

BRI 08053

March 22, 2011

Department of the Interior
Office of Valuation Services
2180 Harvard Street, Suite 380
Sacramento, CA 95815

Attn: Charles W. LaFlamme, MAI
Review Appraiser

Re: Klamath Basin NEPA Study - Dam Removal Real Estate Evaluation Report
ARRTS No.: LD72AK

Dear Mr. LaFlamme:

As requested in your Statement of Work, we performed a property value impact study relating to three of the four dams proposed for removal along the Klamath River. The three dams in the study are Iron Gate, Copco 1, and Copco 2, all located within the State of California and in the County of Siskiyou. The properties studied are those potentially impacted parcels that align or are influenced by said dams and their corresponding reservoirs. As additionally requested, we have addressed the financial impact of the potential removal on the tax roll of Siskiyou County.

The client is the Office of Valuation Services and the intended user is the Department of the Interior. The report is intended to be used by the Realty Sub-team, as input to the NEPA Team, in connection with the Environmental Impact Statement being prepared on the potential removal of the four identified dams. The data of value, as dictated in the Statement of Work, is April 2008, said date was selected so as to minimize project influence from the assignment.

We were tasked by the Statement of Work to determine the impacts to the value of the real property of those parcels that align and/or are influenced by the reservoirs that have formed behind the three identified dams. This study is from a macro perspective, to wit, it is designed to look at the financial impacts, in the aggregate, it is not an analysis of an impact to any given parcel or property. It was determined that the primary value influences or enhancements to parcels attributable to the reservoirs include water-frontage and reservoir views. Since these value influences or enhancements are directly attributable to the land component of the real property interest and not to the improvement component it was determined that it would be unnecessary to evaluate the combined house/lot interest.

The Statement of Work called for a “before” and “after” valuation analysis. The “after” analysis requires a Hypothetical Condition as follows:

the dams have been removed and the lakes have drained, it is further presumed that the river has returned to flowing down the lower levels of the canyon floor and that the land which is under the lakes has been restored to its native condition.

Due to a lack of plans available as of the date of appraisal, it is assumed that the reservoir water in the “after” condition will recede to the low point of the river footprint (old river bottom), thus resulting in reservoir frontage parcels in the “before” condition becoming river view parcels in the “after” condition, and reservoir views in the “before” condition will become “no view” parcels in the “after” condition.

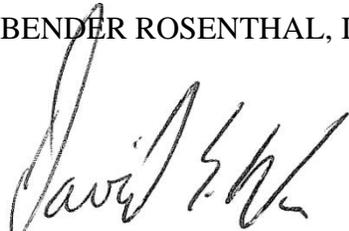
The assignment conclusions are as follows:

Measure of the Financial Impact of the Dam Removals
Two Million Seven Hundred Thousand Dollars
\$2,700,000 Rounded

Measure of Impact to the Tax Roll
Two Million Two Hundred Thousand Dollars
\$2,200,000 Rounded

Every effort has been made to conform to the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which fully incorporates the Uniform Standards of Professional Practice (USPAP) of the Appraisal Foundation.

BENDER ROSENTHAL, INC.



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I. INTRODUCTION

PURPOSE AND FUNCTION OF THE ASSIGNMENT

The Klamath Hydroelectric Settlement Agreement called for environmental studies related to the proposed removal of four dams along the Klamath River in California and Oregon. The focus of this assignment is on three of these dams: Iron Gate, Copco 1, and Copco 2, which are all located in the State of California in Siskiyou County. The JC Boyle dam in Oregon will also be removed, but the impacts to surrounding properties were not a part of the Statement of Work provided by the Office of Valuation Services. The three dams in California are owned by PacificCorp, aka, Pacific Power & Light (PPL) and were developed for electrical generation purposes, as opposed to storage of water for agricultural use or flood control.

Establishment of the Copco dams in the early 1900's and the Iron Gate Dam in the 1960's created reservoirs (lakes) behind the dams. The lakes were opened to the general public by PPL and they have been utilized for recreational purposes, i.e. fishing, boating, etc., for many years. These recreational uses over time have led to light residential development of some of the privately held real estate surrounding the reservoirs.

The Department of the Interior, in compliance with the National Environmental Policy Act (NEPA) has initiated an Environmental Impact Statements (EIS) to be prepared on the potential removal of the dams; as part of the Study, the Office of Valuation Services was requested to initiate an evaluation study of the potential impacts on the values of the surrounding real estate and the County tax roll from the potential closings. To that end, this report was prepared.

CLIENT, INTENDED USER AND INTENDED USE

The client is the Office of Valuation Services (although our services were contracted through Camp Dresser McGee (CDM), the prime contractor for the NEPA EIS study) of the Department of the Interior. The intended user is the Department of the Interior. The intended use of the assignment is for use by the Realty Sub-team, as input to the NEPA Team, in connection with the EIS being prepared on the potential removal of three of the four dams along the river to be submitted to the Secretary. Instructions to the appraiser were taken from the Statement of Work (SOW) prepared by the Office of Valuation Services.

DATE OF THE ASSIGNMENT AND DATE OF THE REPORT

As instructed by the Statement of Work the date of value for this analysis is April 2008, a retrospective date; said date was selected because it is just before the Settlement Agreement was signed and therefore would likely exclude project influence from the assignment. The date of the report is the date of the letter of transmittal, or March 22, 2011.¹

¹ Per the Siskiyou County Board of Realtors a statement relating to the dam removals was incorporated into the Siskiyou County Local Real Estate Disclosure Advisory, which realtors who belong to the board are encouraged to distribute. The Siskiyou County Board of realtors indicated the disclosure was incorporated in late 2007, early 2008, providing additional support for the date of valuation for this analysis.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the value estimates it contains are expressly subject to the following assumptions and/or limiting conditions.
2. We do not assume any responsibility for matters of law or legal interpretation. The appraisers are not lawyers and cannot give legal advice.
3. We assume that any conditions that might exist that would affect the use and value of the properties are discoverable through normal, diligent investigation.
4. The valuation is based on information from sources believed reliable, and we assume that such information is correct and accurately reported.
5. The value estimates are subject to the purpose, date, and definition of value stated in the report.
6. The report is to be considered in its entirety and use of only a portion will invalidate the assignment.
7. The report is subject to review by duly authorized representatives of the Appraisal Institute for the purpose of upholding ethics and standards. This means that the appraisers must supply a copy of the report to the Appraisal Institute, if requested.
8. It is not the intention of the appraisers or the appraisal firm to assume any liability with regard to this assignment from any user other than the client. Any person or entity that obtains or reads this report, other than the client, expressly assumes all risk of damages to himself or third persons arising out of reliance on this report, and waives the right to bring any action based on the assignment. Neither the appraisers nor the firm of Bender Rosenthal, Inc., shall have any liability to any such person or entity.

EXTRAORDINARY ASSUMPTIONS

None allowed per the Statement of Work.

HYPOTHETICAL CONDITIONS

A Hypothetical Condition will apply in the “after” condition and is taken from the Statement of Work: *that the dams have been removed and the lakes drained, it further presumed that the river has returned to flowing down the lower levels of the canyon floor and that the land which is under the lake has been restored to its native condition.* Implicit in this hypothetical condition is the following:

The reservoir water in the “after” condition will recede to the center of the river footprint, thus resulting in reservoir frontage parcels in the “before” condition becoming river view parcels in the “after” condition.

Reservoir views in the “before” condition will have no view in the “after” condition, due to water receding to the center of the canyon footprint. The river in the “after” condition will have similar public access as the reservoirs have in the “before” condition but, not necessarily a similar use (i.e. boating and water skiing). Access to the river is assumed similar over public land and accessible to all in the “after” condition.

PROPERTY RIGHTS APPRAISED

The property rights in this valuation analysis consist of fee simple estate. The value of any mineral portion of the estate is not considered.

TERMS OF THE VALUE ESTIMATES

The value estimates are stated in terms of cash.

DEFINITIONS

Market Value² The amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after reasonable exposure time on the open competitive market, from a willing and reasonable knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.

The **fee simple estate** - absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.³

REPORT FORMAT

This is a summary report as defined by the Uniform Standards of Professional Appraisal Practice (USPAP).

² Interagency Land Acquisition Conference, Uniform Appraisal Standards for Federal Land Acquisitions, 5th edition (Appraisal Institute, 2000), 13.

³ DICTIONARY OF REAL ESTATE APPRAISAL (Fifth Edition), Appraisal Institute, Chicago, Illinois, 2010, p. 78.

SUMMARY OF THE APPRAISAL PROBLEM

This evaluation assignment is intended to:

- Determine the impact of the proposed removal of Iron Gate, Copco 1, and Copco 2 dams on the market value of parcels of land that align or are influenced by the reservoirs;
- Determine the impact of the same on the tax roll of Siskiyou County.

In order to determine the above impacts a “before” and “after” analysis was made. The “before” analysis sets the baseline estimate and represents the value of the parcels, in the aggregate, as of April 2008 (as dictated by the SOW) and reflects the condition of the parcels that was in place as of that date: That condition being - the reservoirs were in place and available for use by the public, some might refer to it as the “as is” condition. The “after” analysis is made as of the same date of value, but is made under the hypothetical condition that the dams have been removed, the reservoirs drained, and the river has returned to flowing down the lower levels of the canyon floor, and the land which was under the reservoirs has been restored to its native condition. The difference between the estimated market values of the impacted parcels in the “before” and “after” conditions is the measure of the financial impact the removal of the dams has on the surrounding real estate. The “After” condition value will also be used to help quantify the impact on the Siskiyou County Tax Roll.

The study was designed to measure the impacts in a macro sense as opposed to valuing the micro impact to a specifically identified parcel. To wit, the values were determined on an aggregated basis, as opposed to assigning individual values to each parcel.

SCOPE OF WORK

A study of the population, industry, and services of Siskiyou County and the smaller community areas around the reservoirs was conducted to profile of the regional marketplace as well as the immediate communities that are a part of the impacted area.

The Realty sub-team facilitated an introduction with the Siskiyou County Assessor’s Office, who in turn provided a database of all parcels for the county, including maps, information on all market transfers (sales) of parcels back to 2003, general input on the market and sales data, and the assessment roll data for this assignment.

Specific sources for information on potentially impacted parcels and sales data used for this assignment were: Siskiyou County Assessor's parcel database, conversations with Siskiyou County Assessor appraisers, Siskiyou County Public Health & Community Development departments, Siskiyou County Planning Department, interviews with local broker/agents, and field inspection notes. To wit, the following parties were contacted and provided data for this assignment, with a detailed communication log included in the Addendum:

Name	Position
Mike Mallory	Siskiyou County Assessor
Elizabeth Giacomelli	Siskiyou County Assessor Appraiser, Iron Gate & Copco
Dan Weale	Siskiyou County Assessor Appraiser, Lake Shastina
Wendy Luckey	Siskiyou County Public Health & Community Development
Roland Hickel	Siskiyou County Planner
Ray Singleton	Broker/Appraiser in Siskiyou County
Kathy Hayden	Agent in Siskiyou County
Sharon Grace	Siskiyou County Association of Realtors
Michele Duchi	Lake Shastina Real Estate Center

A parcel list of Potentially Impacted Properties (PIP List) was generated using LandVision mapping software wherein parcels which were thought to have the potential for an impact were tagged. These parcels were then cross referenced with data from the Siskiyou County Assessor's office. The Potentially Impacted Parcels are those parcels which were determined to have a potential impact from the proposed dam removal.

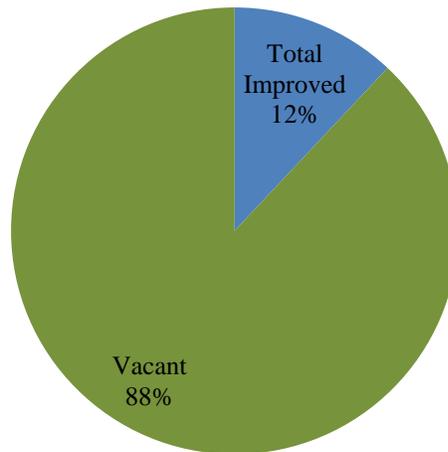
A field inspection was conducted of the impacted neighborhoods (as instructed individual parcel inspections were not made). During the inspection, general information was gathered about access, topography, infrastructure, lot views, and other lot amenities of the area.

Based on the field inspection, it was determined that those parcels on the near side of the ridgeline were determined to have potential impacts and therefore were included in the parcel list. Those parcels on the far side (backside of the ridgeline) had limited to no views (no lake views), limited access to the reservoirs, and appeared to be larger parcels. It was concluded that these parcels would not be significantly impacted by the dam removals (any influence could not be reliably measured); therefore they were not included on the PIP list.

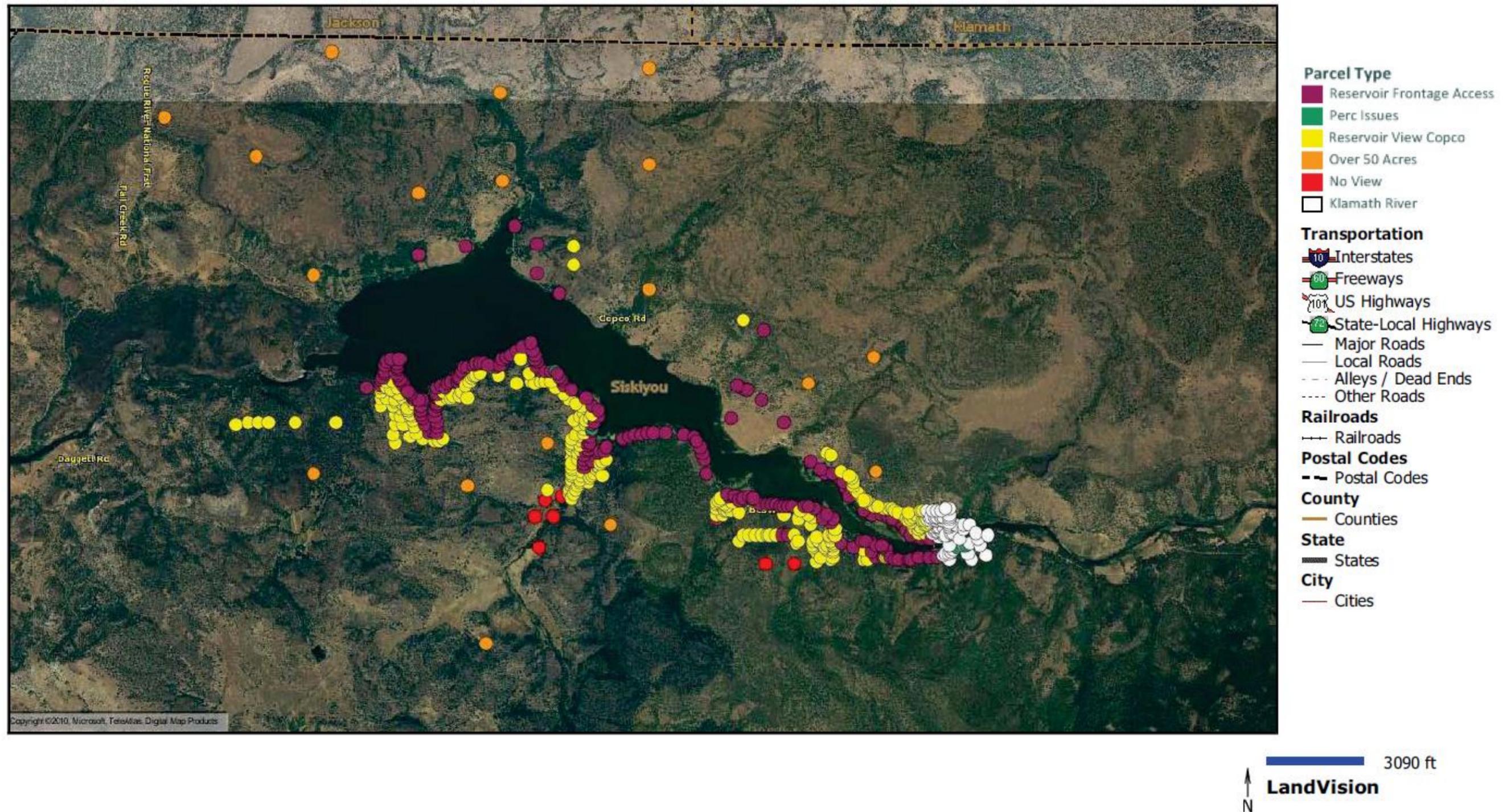
In the end, the compiled PIP List contained 1,467 parcels. These parcels are identified in this report by their corresponding Siskiyou County Assessor's Parcel Numbers (APN) and classified by the following characteristics: Iron Gate or Copco location; reservoir frontage/access, reservoir view, no view; land use; site size; and accessibility (either average access which is mainly over paved roads with average access to utilities along the main roads or fair access which is over a mix of paved and unpaved roads with difficult access to utilities). Excluded parcels (i.e. not included in the PIP list) comprise public lands, property owned by PacificCorp, or parcels which don't have assessed values such as private or county roads, and parcels on the backside of the ridges. The map that follows represents the parcels on the PIP and complete list of the 1,467 Potentially Impacted Parcels is in the addendum.

There is limited development within the impacted area. Of the PIP, 88% have land use designations which indicate that the parcel is undeveloped (it is vacant land), while only 12% is indicated to be developed (improved based on an assessed value), as shown graphically below, this should not be confused with the number of households, which refers to the number of people who occupy a house as their usual place of residence.

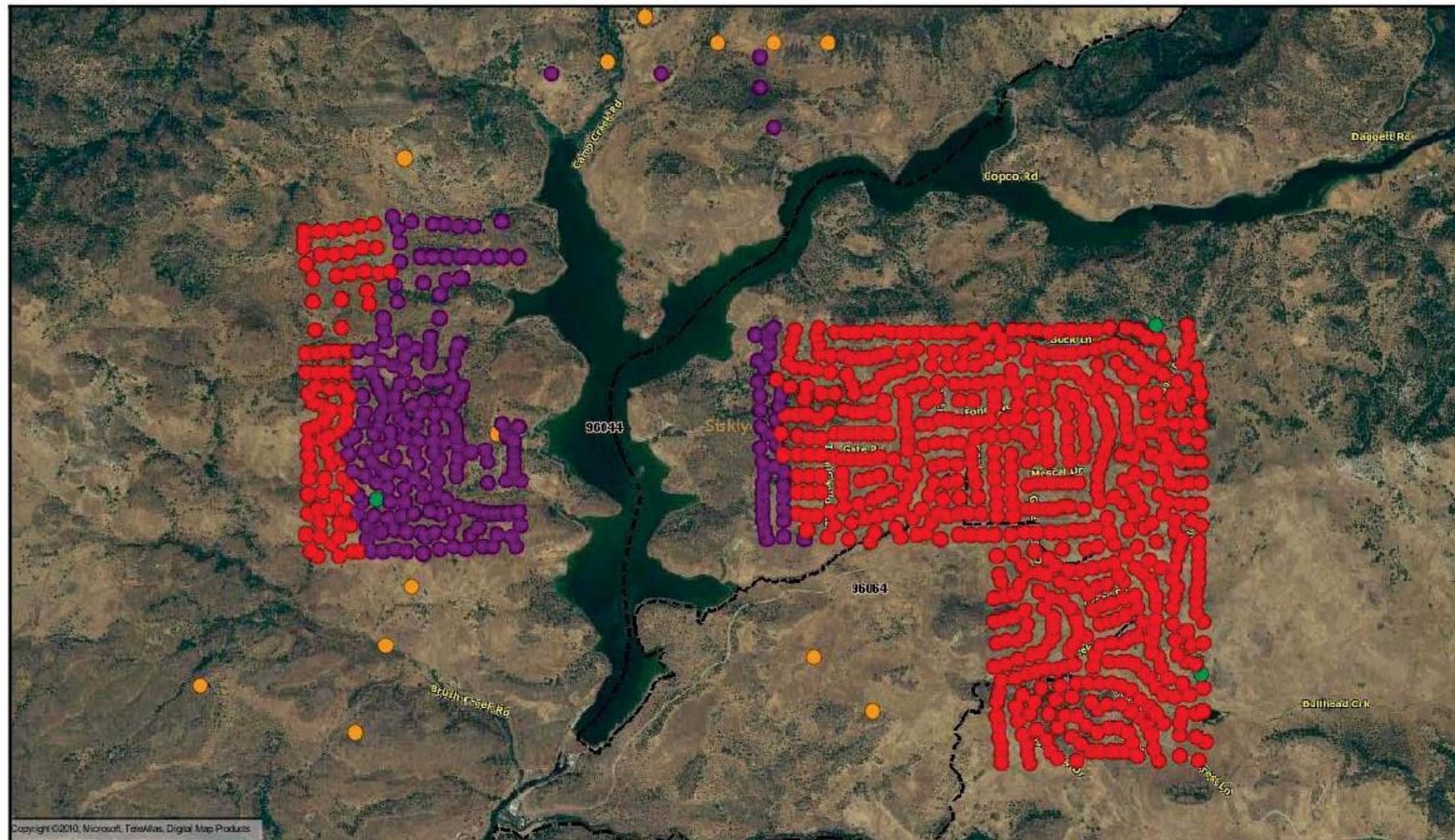
Potentially Impacted Parcels Improved vs. Vacant



COPCO POTENTIALLY IMPACTED PARCEL MAP



IRON GATE POTENTIALLY IMPACTED PARCEL MAP



- Parcel Type**
- Perc Issues
 - Reservoir View Iron Gate
 - Over 50 Acres
 - No View
- Transportation**
- Interstates
 - Freeways
 - US Highways
 - State-Local Highways
 - Major Roads
 - Local Roads
 - - - Alleys / Dead Ends
 - - - Other Roads
- Railroads**
- - - Railroads
- Postal Codes**
- - - Postal Codes
- County**
- Counties
- State**
- States
- City**
- Cities

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Sales data was compiled from the Siskiyou County Assessor's Transfer database, from real estate Brokers/Agents in the area (MLS data), and through LandVision. The areas for comparison in the "before" condition are the subdivided areas around Iron Gate, and Copco lakes, and Lake Shastina (a development not in the impacted area but with the similar influence of a reservoir). Areas for comparison for river data for the "after" condition are the areas around the Klamath River south of Iron Gate, Klamath River Country Estates, and along Highway 96 east of Interstate 5.

Parcels in the PIP list were grouped by classification. The individual groups were valued based upon the median size of the parcels in the individual group; the concluded value of the median sized parcel was then multiplied by the number of parcels in the classification or grouping yielding an aggregated value of the group. The values of the individual groups were then summed for a total value estimate for the parcels in the PIP list. This analysis was made for the parcels under both the "before" and "after" conditions.

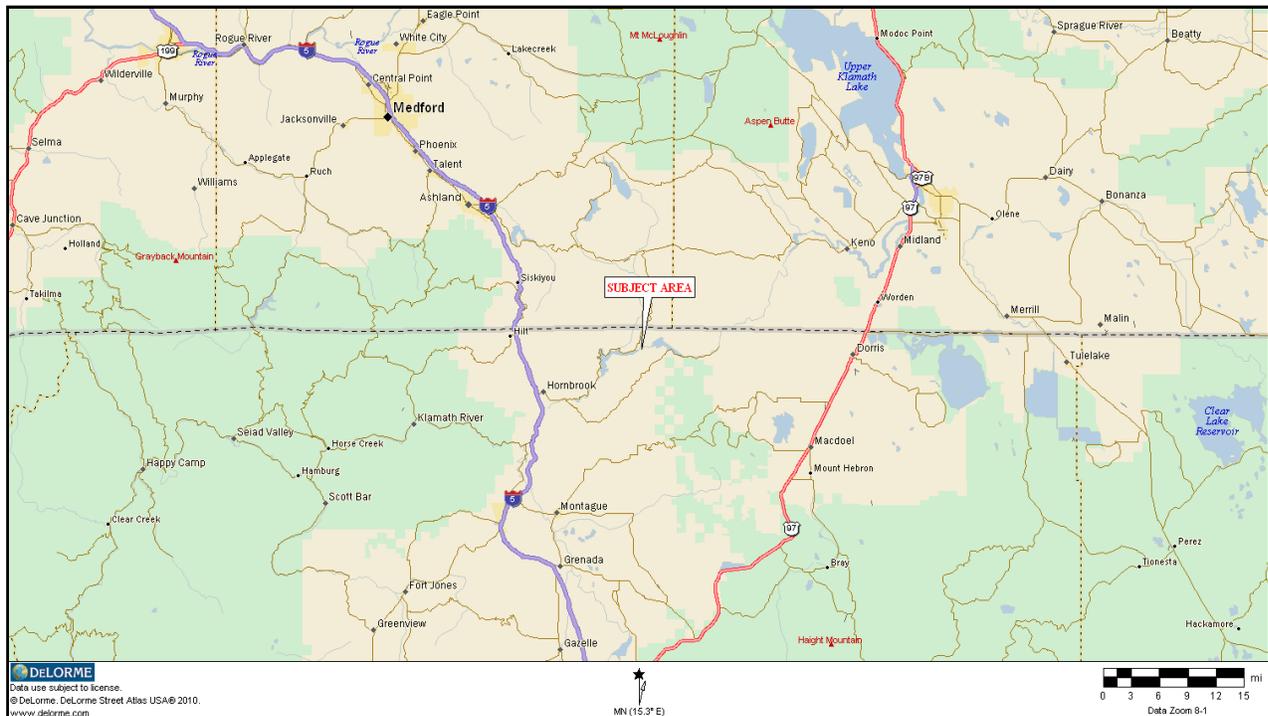
II. REGIONAL DESCRIPTION AND IMMEDIATE ENVIRONS

As mentioned previously the three dams under study are located along the Klamath River and in the stretch of the river that flows through California. More specifically the dams are located in the County of Siskiyou. The following is an overview of the general area and the environs which the three identified dams are located.

SISKIYOU COUNTY

Siskiyou County is located in the far north of California adjacent to the Oregon border. With 6,318 square miles, Siskiyou County is the fifth largest county by area in the state. According to the California Department of Finance, the County had a population of 45,983 in 2009 which results in a low population density of seven (7) people per square mile. Major employment is found in the service and retail industries, as well as in local government. Over 60 percent of the land within the county is found within National Forests; Parks; Wilderness Areas; National Grasslands; National Wildlife Refuges; and State Wildlife Areas.

SISKIYOU COUNTY REGIONAL MAP



In Siskiyou County 35 percent of the population reside in urban areas while 65 percent reside in rural areas. Yreka is the largest city and the county seat. It is located off of Interstate 5 (I-5) with a population of 7,343. The City of Mt. Shasta rests at the base of Mt. Shasta with a population of 3,517. Weed is located off I-5, south of Yreka, and is approximately 10 miles northwest of Mt. Shasta; it has a population of 3,020. Other Cities in the County include: Dorris, Dunsmuir, Etna, Fort Jones, Montague, and Tulelake. Siskiyou County is bounded by Modoc County on the east,

Shasta and Trinity County's on the south and Del Norte on the West, Jackson, and Josephine and Klamath County's (State of Oregon) on the north.

Transportation

The major transportation corridor for Siskiyou County is Interstate 5 (I-5). It is the only interstate in the county, and runs north/south through the center of the county. Regional access to cities and rural communities are along State Highways including: State Route 3 (SR 3) which connects I-5 at Yreka to the southwest of the county and travels through Etna; State Route 96 which connects I-5 north of Yreka to the northwest of the county and travels through Happy Camp; State Route 97 (SR 97) which connects I-5 at Weed to the northeast of the county and travels through Dorris and into Klamath County in Oregon.

Siskiyou County is serviced by the Amtrak with a passenger station in Dunsmuir. The Siskiyou Transit and General Express (ST AGE) services most of the communities along the I-5 corridor along with Scott Valley; Greyhound Bus lines also serve the I-5 Corridor. The county has six small private airports, with commercial/passenger airports found 25 miles northeast in Klamath Falls, Oregon; 30 miles north at the Rogue Valley International Airport in Medford, Oregon; and 60 miles south at the Redding Municipal Airport in Redding, California.

Education

Within the county, located in the city of Weed is The College of the Siskiyous. Southern Oregon University is approximately 31 miles north of Yreka in Ashland, Oregon; Oregon Institute of Technology is approximately 55 miles northeast of Yreka in Klamath Falls, Oregon; Rogue Community College is approximately 60 miles northwest of Yreka in Grants Pass, Oregon; and Shasta College is approximately 73 miles south of Yreka in Redding.

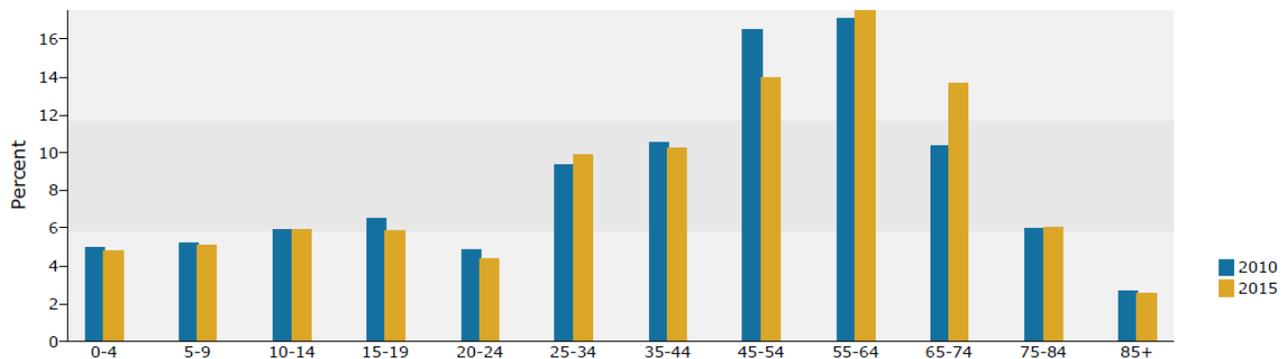
Health Care

Fairchild Medical Center is located in Yreka; Ashland Community Hospital about 31 miles north of Yreka in Ashland, Oregon; Providence Medford Medical Center about 44 miles north of Yreka in Medford, Oregon; and Mayers Memorial Hospital 47 miles east of Mt. Shasta in Fall River Mills.

Population

Siskiyou County is a rural area with a low population density of approximately seven people per square mile. In 2000, the county had a population of 44,301, which increased just over two percent in ten years to 45,600 people (2010 Census). In 2010, there were 19,558 households with the average household size of 2.29. The median age is 46.7 and 18% of the population is over the age of 65 (the county is popular with retirees). Household income for 2010 ranged from \$34,581 for the median to \$47,086 for the average. Home values in the County (2010) ranged from \$176,209 for the median, to \$226,793 for the average.

SISKIYOU COUNTY POPULATION BY AGE



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

Employment

According to the California Department of Labor, Siskiyou County in 2008 had a Labor Force of 19,310, with 17,360 Employed and 1,950 Unemployed, for a 10.1% unemployment rate. For July 2010 there was a Labor Force of 19,610, with 16,500 Employed and 3,110 unemployed for 15.9% unemployment rate (note the increase in employed and the increase unemployed). Unemployment has increased by 57% since 2008, but has improved 18 percent since the beginning of 2010 for Siskiyou County. Major employers for the County are: Siskiyou County, Fair Child Medical Center, Sugar Creek Ranch, and Union Pacific Railroad. Siskiyou County is home to one of the 42 Enterprise Zones in the State of California. This Program provides tax incentives to businesses to spur private capital investment in the local economy.

THE IMMEDIATE ENVIRONS

A search of the areas directly around the Iron Gate and Copco reservoirs shows the 2010 population as 72 people; this represents full time residents of the area. The average household size of 1.89 and the median age of 51.7 years demonstrate that the area is predominately composed of older individuals or couples. The 36 households for Iron Gate and Copco, shouldn't be confused with the 12 percent of improved parcels. Households refers to the people who occupy a housing unit as their usual place of residence, while the improved parcels, according to the assessor have existing improvements. For the Iron Gate and Copco neighborhoods the 2010 household income ranged from \$32,297 for the median to \$45,822 for the average. Neighborhood home values for 2010 ranged from \$165,000 for the median and \$232,750 for the average, with one home over a million dollars skewing the average. A search of the Lake Shastina area (a competitive community) found the 2010 population to be 554 people. The average household size was 2.21 and the median age of 48.9 demonstrating that the area is predominately older couples with some families. For the Lake Shastina neighborhood income for 2010 ranged from \$41,655 for the median to \$51,288 for the average. Neighborhood home values for 2010 ranged from \$193,750 for the median to \$230,066 for the average. Lake Shastina income and home values are found to be superior to the subject

neighborhood, as well as, the overall county. The table on the following page summarizes the data for comparison purposes.

Demographic Breakdown 2010 for Siskiyou County, Iron Gate & Copco, and Lake Shastina			
Description	Siskiyou County	Iron Gate & Copco*	Lake Shastina
Population	45,600	72	554
Households	19,558	36	250
Average Household Size	2.29	1.89	2.21
Median Age	46.70	51.70	48.90
Median Household Income	\$34,581	\$32,297	\$41,655
Average Household Income	\$47,086	\$45,822	\$51,288
Median Home Value	\$176,209	\$165,000	\$193,750
Average Home Value	\$226,793	\$232,750	\$230,066
<i>Data is based on ESRI forecasts for 2010 from Site to Do Business</i>			

SISKIYOU COUNTY CONCLUSION

Major employers for the county are the local government and the medical industry. With the draws of Mt. Shasta and many public lands, recreational tourism is becoming a major industry for the county. As one of 42 Enterprise Zones in the state, the county is working on attracting more businesses to the area. Population is stable with a low population density of seven people per square mile. The main draw for the area is rural living and outdoor recreation which makes the county popular for retirees.

NORTH EAST SISKIYOU COUNTY

Agriculture, more notably livestock ranching, is the dominant economic and land use in the environs of the dams. This was the initial draw to the area. There still are large and small ranching operations throughout the area. With the creation of the dams and the lakes behind them recreation use was added to the mix and certain land developers came in and subdivided certain larger parcels for cabins/second homesites or for camping. Later many of these second home sites became primary residences.

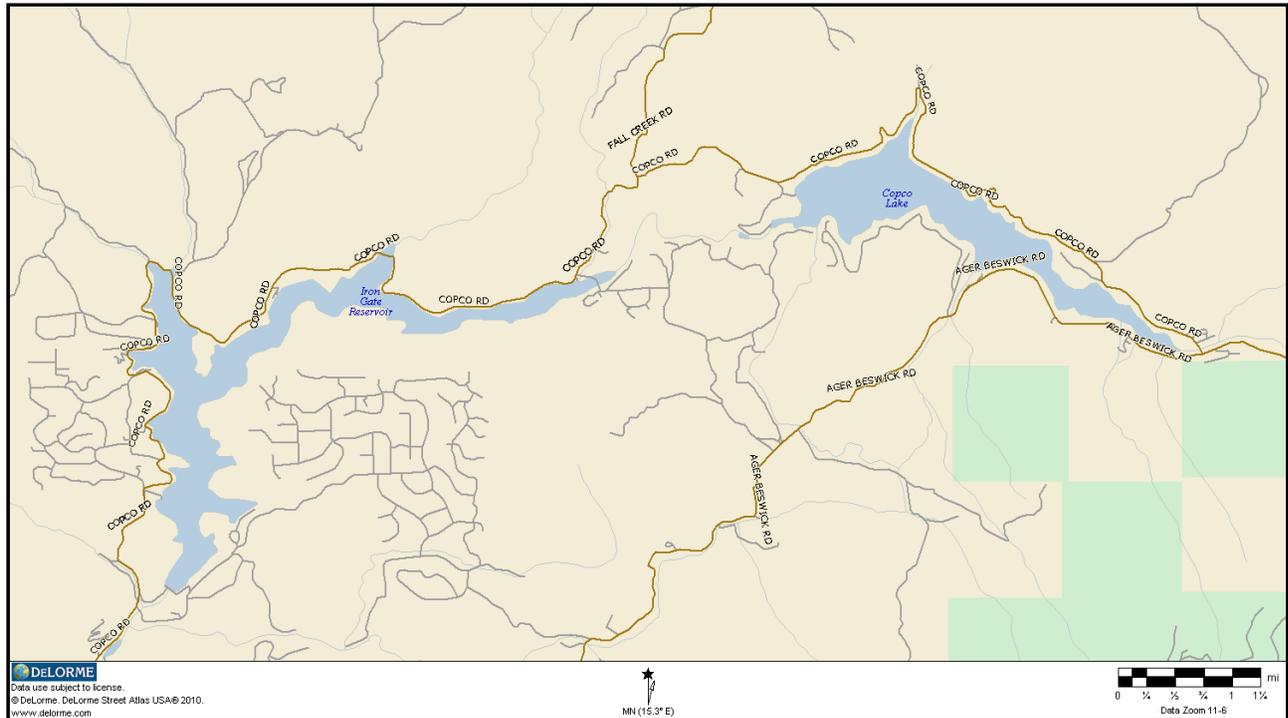
IRON GATE AND COPCO NEIGHBORHOODS

Overview

The impacted area encompasses the neighborhoods surrounding the Iron Gate and Copco Reservoirs. Parcels/lots in the area have either a Hornbrook or Montague postal address. Iron Gate Reservoir is located approximately eight miles east of Interstate 5 and three miles south of the Oregon border (as the crow flies). Copco Reservoir is approximately 13 miles east of Interstate 5 and less than two miles south of the Oregon border (also as the crow flies).

As previously stated of the potentially impacted parcels in the Iron Gate and Copco neighborhoods 12 percent have improvements on them, while 88 percent of the lots are unimproved (vacant).

NEIGHBORHOOD MAP



Services

Public and commercial services for the neighborhood are limited. The Copco neighborhood had a general store on the north side near the inlet for the Klamath River, but the store has closed and is listed for sale. Iron Gate has no commercial services in the neighborhood. The closest services to Iron Gate and the Copco neighborhoods are a gas station and an elementary school found in Hornbrook, approximately 25 to 30 minutes from Iron Gate dam and approximately 45 to 50 minutes from Copco Lake. Customary and needed public and commercial services are found in Yreka or in Ashland, Oregon - both of which are just under an hour drive from Iron Gate, and just over an hour from Copco.

Access

Main access to the Iron Gate neighborhood takes approximately 25 to 30 minutes from Interstate 5 via Copco Road, which is a mixed road of pavement, chip seal, and dirt, and ranging from one to two traffic lanes (paved from the I-5 to the dam). Due to the condition of the roads, much of the area around Iron Gate is considered to have only fair access which also refers to the limited access to utilities. Other areas of Iron Gate can be accessed via Ager Beswick Road, a two lane county maintained paved road.

Main access to the Copco Reservoir neighborhood takes approximately 45 to 50 minutes via Ager Beswick Road, a publicly dedicated and maintained road. With its year round and all weather access, most of the Copco neighborhood particularly along the southern shore is considered to have average access which refers to both the physical accessibility as well as access to utilities along the main roads (as is the area immediately across the bridge on the north shore). The access to the majority of the north shore of Copco is considered to be fair, due to the road narrowing to a single lane and becoming unimproved (dirt) which also limits the access to utilities. Access around the northern shore of all of the reservoirs can be difficult in the winter months when the dirt road become muddy and/or icy.

Terrain

The reservoirs of Iron Gate and Copco are found in canyons with the dams being found in areas where the canyons narrow. Generally, the canyons are steeper near the dams themselves and are less so, further away from the dams. The terrain surrounding the reservoirs varies in elevation; some areas are relatively flat and other sections are steeply sloped. This varied terrain makes views of the reservoir obstructed for all but parcels located directly on the waterfront. Parcels on the backside of the ridge have no views of the reservoir at all (though some on the back side have distant views of Mt. Shasta).

IRON GATE

For Iron Gate there are no parcels of land owned by private parties which front the reservoir. The majority of the land around the reservoir is held by PacificCorp with the remaining parcels in public ownership (The privately held land parcels are located beyond PacificCorps holdings). There are many areas along the shoreline of the lake however that are designated for public day use (picnicking) or with water access to the reservoir - these are all under PacificCorp ownership.

The majority of privately owned parcels within the environ of Iron Gate reservoir are found within Iron Gate Lake Estates, a residential lot development consisting of five units that sit above the reservoir, along the canyon walls, and the along the ridges. The development was established in the early 1980s.

The block of sites that are in Units 1 and 2 are on the west side of the reservoir. These lots sit on the east facing side of the canyon wall and the ridgeline. Parcels in Units 3, 4, and 5 are found on the east side of the reservoir. Most view sites are found in Unit 5 (the others have a very limited number of view sites). Those sites with views are located on a ridge and are closest to the reservoir. Due to being on the canyon wall, these lots are steep and sloping which while allowing views it also negatively impacts the overall utility of the site. Properties in Units 3 and 4 are located on the backside of the ridge with no views of the reservoir itself. The rest of the potentially impacted parcels on Iron Gate, outside of the Iron Gate Lake Estates subdivisions are also characterized by limited to no views, fair access on unpaved roads with limited access to utilities, and steep and rocky terrain.

COPCO

In the Copco Reservoir neighborhood the terrain is less severe and there are some parcels which front the reservoir. Most of these waterfront sites are along the southern shoreline with access from Patricia Avenue and Ager Beswick Road. Of the properties which front the reservoir there are a few properties which have relatively level sites, but most are elevated from the lakeshore and/or have steep terrain which limits lot utility. Properties located across the roads running along the lakeshore are mostly steep, again with limited site utility and have views, which due to terrain and/or heavy tree cover are obscure.

The area north of Copco Reservoir is accessed by Copco Road at a bridge crossing over the river from Ager Beswick Road. The terrain is fairly level on the north shore of the reservoir in and around the bridge, however beyond a half mile or so in a westerly direction, the terrain becomes steeper. Sites in this area are limited and many sites are extremely steep and/or are larger parcels (50+ acres). These larger parcels were deemed not to be impacted due to differing motivation from the buyers of such parcels and differing highest and best use.

Where the Klamath River enters Copco Reservoir (the bridge crossing), there are parcels which front the river (along Copco Road). The parcels east of the bridge are deemed not to have an impact as they currently have river frontage and will continue with river influence in the “after” condition.

RECREATIONAL ATTRIBUTES

The Klamath River runs 252 miles from Southern Oregon to the Pacific Ocean and has a strong influence in the area. It has always been a favored river for fishing as it has various anadromous fish in it at different times of the year. When the dams were built the upriver migration of the fish was blocked but lakes were created behind the dams and they became a recreational draw in their own right for boating, lake fishing and day camping. Fishing the river below the dams is still popular and with a fish hatchery just below Iron Gate dam, large numbers of fish return each year, pooling in the river at the base of the dam and adding to the draw of the area.

The primary draw to the Iron Gate and Copco reservoir areas was mainly for recreation. Many of the lots in the area are not ideal for building, but are used by their owners for camping. In the intervening years, the area has also been identified as an affordable community.

MARKET CONDITIONS

Values for Siskiyou County real estate were increasing in the early years of the past decade however they began to decline due to economic conditions in 2007. This is demonstrated in the median values of homes sold for the Siskiyou County which peaked at \$240,000 in 2006 and then declined to \$165,000 in 2009 (see tables on the following page.) This county wide value trend can also be seen in the Siskiyou County Tax Roll which shows the annual rate of growth in the county expanding through the 2006-07 tax roll, with that growth rate declining significantly thereafter and becoming an actual negative growth rate occurring in 2010.

Siskiyou County Roll Totals (1998-Current)						
Tax Year	Total Roll	% Diff. - Prior Year	Secured	% Diff. - Prior Year	Unsecured	% Diff. - Prior Year
2010-11	4,340,595,136	-0.50%	4,135,339,161	-0.35%	205,255,975	-3.37%
2009-10	4,362,231,744	2.43%	4,149,813,901	2.59%	212,417,843	-0.53%
2008-09	4,258,731,629	6.94%	4,045,175,610	7.20%	213,556,019	2.22%
2007-08	3,982,342,899	7.91%	3,773,418,849	8.34%	208,924,050	0.65%
2006-07	3,690,452,593	10.32%	3,482,877,333	10.51%	207,575,260	7.26%
2005-06	3,345,175,983	8.53%	3,151,659,202	8.51%	193,516,781	8.86%
2004-05	3,082,139,619	5.92%	2,904,376,159	7.03%	177,763,460	-9.42%
2003-04	2,909,863,166	5.23%	2,713,619,092	5.54%	196,244,074	1.00%
2002-03	2,765,363,015	6.15%	2,571,062,331	5.95%	194,300,684	8.86%
2001-02	2,605,213,194	5.21%	2,426,731,651	5.69%	178,481,543	-0.99%
2000-01	2,476,280,505	3.53%	2,296,021,743	4.74%	180,258,762	-9.78%
1999-2000	2,391,924,942	3.72%	2,192,132,200	3.32%	199,792,742	8.30%
1998-99	2,306,143,541	1.99%	2,121,666,045	2.70%	184,477,496	-5.54%

Provided by the Siskiyou County Assessor's Office

Median Values for Single Family Homes in Siskiyou County MLS Data		
Year	SFR Sales	Median Price
2006	395	\$240,000
2007	336	\$235,450
2008	226	\$215,000
2009	295	\$165,000

MLS Data Provided by Siskiyou Association of Realtors

The neighborhoods around Iron Gate and Copco reservoirs have historically had limited sales activity, likely attributable to the remote location, access issues, infrastructure issues, and lack of good building sites (many sites available have significant building challenges).

From September 1997 through October 2009 (12 years) there were only a total of 103 land sales (average 8.5 sales per year) transacted through the MLS, with a median value of \$10,700.⁴ When the MLS sales data is further analyzed between Iron Gate and Copco reservoirs, two distinct markets emerge. Iron Gate from the time period 2000 to 2009 had 71 land sales (7.9 sales per year average) with a median site price of \$10,000 and a median site size of 2.70 acres. Copco from the time period 2001 to 2008 had 23 land sales (2.9 sales per year) with a median site price of \$12,500 and a median site size of 0.94 acres. There is a 25% premium associated with lots around Copco, even though the typical site is almost a third the size of a parcel in Iron Gate.

Real estate agents in the area have opined that the current value declines in the Iron Gate and Copco Reservoir neighborhoods are in large part due to the current market conditions affecting real estate everywhere, but many who have current listings also make the assertion there has been buyer resistance due to the unknowns associated with the proposed dam removals.

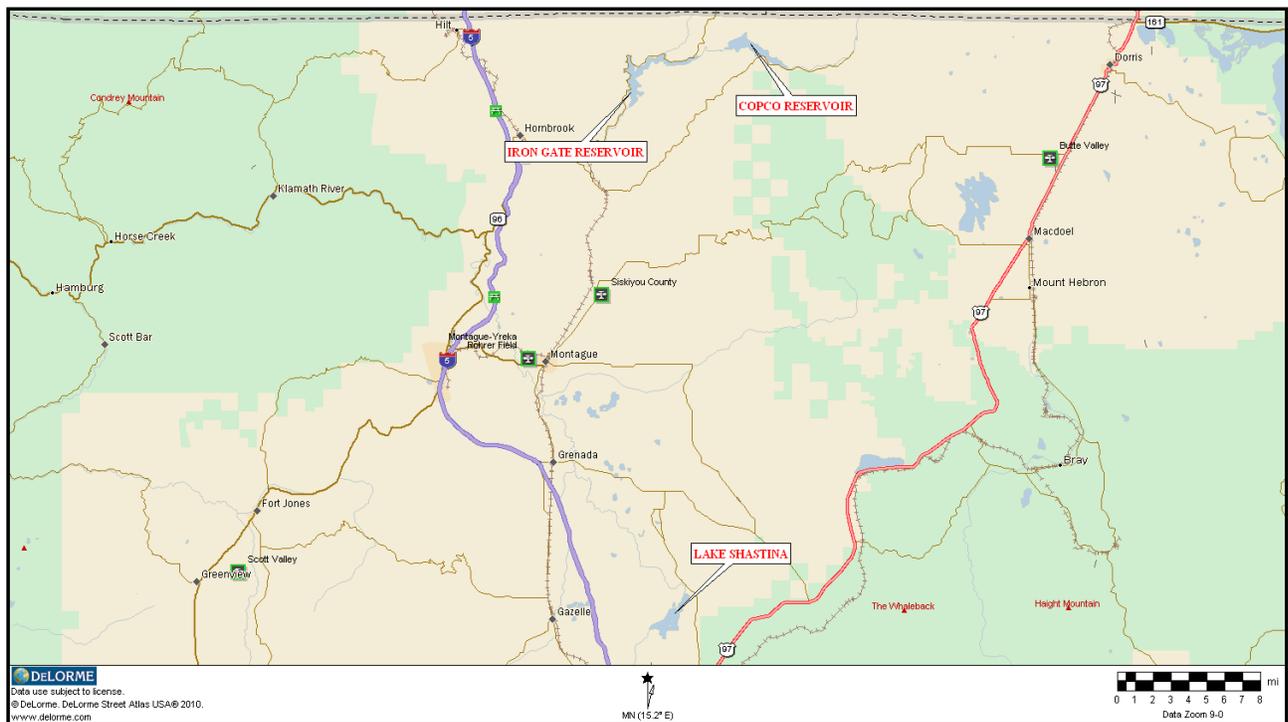
⁴ MLS Data provided by Ray C. Singleton with Minton Hometown Properties, Inc.

Since 2008, the available supply of lots has increased and the number of buyers has decreased, which as would be expected, has brought down values. Many properties that have recently sold in the Iron Gate and Copco neighborhoods have been distressed sales. This presents a problem to current owners in the area who report they can't offer their properties for sale because they owe more on their mortgage than the price they could get for their property. This situation of course is not unique to the Iron Gate and Copco areas.

LAKE SHASTINA

Lake Shastina is a reservoir (irrigation water) centered residential development similar to the Iron Gate and Copco communities. According to "The Real Estate Center" (a real estate sales company), Lake Shastina was planned as a second home recreational neighborhood in 1968, but has evolved into a primary residential community composed of retirees and families, in addition to the second home segment. According to the Weed Chamber of Commerce and the Siskiyou County Assessor's office, Lake Shastina has seasonal fluctuations in water levels, based on rain and snow pack each year, as well as the water needs of the Shasta Valley.

LAKE SHASTINA AREA MAP



Lake Shastina has a golf course with a club house and restaurant. There are some limited medical facilities adjacent to the development with major services located approximately 15 minutes south in Weed and more to the north in Yreka. There are 3,200 lots in the development with 851 improved with residences (Many of the homes are second homes and not primary residences). All lots are served by paved roads, the area is serviced by a community water and sewer system, and

dry utilities are available to lots. The home sites found along the reservoir are steep with limited site utility, while other lots are relatively level. Home sites are typically a quarter acre and those sites that are larger are found to have less site utility due to steepness. Most lots in the development have full or partial views of Mt. Shasta.

A search of the Lake Shastina area found the 2010 population to be 554 people. The average household size was 2.21 and the median age of 48.9. For the Lake Shastina neighborhood median income in 2010 was \$41,655 while average income was \$51,288. Neighborhood home values for 2010 ranged from \$193,750 for the median to \$230,066 for the average. Lake Shastina median income is 29% higher, while median home values were 17% higher than the subject neighborhood. Lake Shastina is a larger area based on population and number of households, and the median age is five percent lower than that of the subject neighborhood.

CONCLUSION

The dams are located in the northeastern portion of Siskiyou County along the Klamath River. The area in general is rural with raising of livestock the dominant economic force in the area and the dominant land use. The area is populated with large and small ranches, and private ranchettes. With the river flowing through the area and the lakes created by the dams in place, recreation is also a significant draw to the area.

The historical attraction of the Iron Gate and Copco areas was mainly for the recreation, but in recent years housing affordability has also been an attraction. Many of the building sites in the area are not ideal for building are used by their owners as camping sites. Those attracted to the area have been mostly retirees and those looking for an affordable and slower pace of life. Historically, it has not been a strong real estate market and sales have been slow due to remoteness of the location, the lack of good building sites, and affordable utility connections. The remote location of the Iron Gate/Copco neighborhood is recognized in the market by much lower prices than achieved in Lake Shastina, which has superior amenities and access relative to the subject area. The peak of the Siskiyou County real estate market was in 2006, based on MLS data and Siskiyou County assessment roll data. Values have been declining since the peak and the valuation date of April 2008 is within that declining period.

Due to the timing of the proposed dam removal and the declining market conditions it is difficult to separate the two issues; however, there is no strong evidence that the majority of decline in the real estate values of the neighborhood in the past several years is attributable to the proposed dam removal.

III. PROPERTY DATA: IMPACT AREA/IMPACTED PARCELS

The neighborhood area or area to be studied is generally defined as land around the Iron Gate and Copco Dam’s along with their corresponding lakes.

POTENTIALLY IMPACTED PARCELS

The PIP List was compiled based on a inspection of the general area, aerial mapping, conversations with a Siskiyou County appraiser, and with broker/agents in the area. In total, 1,467 parcels of land with the potential for impact were identified. These parcels were identified by their corresponding Siskiyou County Assessor’s Parcel Numbers (APN) and classified by the following characteristics: Iron Gate or Copco; reservoir frontage/access, reservoir view, no view; land use; site size; and accessibility, either average access which is mainly over paved roads with access to utilities along the main roads or fair access which is over a mix of paved and unpaved roads which also limits as to utilities. A complete copy of the PIP List can be found in the addenda.

In general, the parcels included in the PIP List had private ownership and were residential lots; all of Iron Gate Lake Estates was included in the PIP List, areas around the north shore of Iron Gate and Copco reservoirs were considered, as was the developed area around Copco Reservoir itself. The list doesn’t include property that is publicly owned, property owned by PacificCorp (which makes up the majority of the land covered by water), nor were properties included that lacked assessed values (i.e. private and county roads). Areas beyond the ridges were determined not to be impacted due to distance and lack of views as well as a different buyer motivation (highest and best use) for this type of property. The areas around Iron Gate and Copco reservoirs that were considered to have a river influence and/or were owned by PacificCorp were also not included in the analysis.

LAND USE

The Siskiyou County Assessor’s land use classifications were used to classify the impacted parcels. The following chart shows the breakdown of land use.

Land Use Break Down		
Land Use	Potentially Impacted Parcels	Impacted Parcels
Timber	1	0
Rural SFR (20 Acre Min.)	3	0
Vacant Commercial	4	2
Commercial	5	5
Rural (20 Acre Min.)	5	3
Agricultural	7	0
Vacant Rural Land (20 Acre Min.)	33	13
SFR	163	127
Vacant Residential Land	1,246	518
Total Parcels	1,467	668

Timber indicates the use for timber either, other Timber Property or TPZ Parcels which is a restricted use.

Rural SFR (20 Acre Min.) has single family improvements on a rural property which has a minimum site size of 20 acres. The site allows for general agricultural and agriculturally related activities.

Vacant Commercial indicates the parcel can be used for commercial development, but is currently vacant. Also allows for residential use.

Commercial was used for all parcels with a Commercial Use Code which indicated commercial zoning with improvements on the property. Also allows for residential use.

Agricultural parcel has Agricultural and/or Livestock-Agricultural Preserve or Non-Agricultural Preserve uses, which include: row crops, field crops, orchards, or grazing.

Vacant Rural Land (20 Acre Min.) indicates that the parcel can be used for development with a minimum of 20 acres; uses can be commercial, residential, miscellaneous, general agriculture and agriculturally related activities.

Single Family Residential (SFR) was used for all parcels with a Single Family Use Code which indicated single family improvements on the property.

Vacant Residential Land indicates that the parcel can be used for residential development, but is currently vacant.

OTHER PROPERTY DATA

Size: Potentially impacted parcels range in size from 0.04 acres to 840 acres. Parcels that are over 50 acres however have highest and best uses that are not influenced by the lakes and therefore are concluded to not to be impacted by the dam removal.

Shape: Potentially impacted parcels are generally irregular in shape.

Access: Potentially impacted parcels have varying access. Some have average access over paved roads. Some have fair access over a mix of paved and unpaved roads, some with steep or seasonal access. From Iron Gate, access is approximately 25 to 30 minutes to Interstate 5, while from Copco access is approximately 45 to 50 minutes.

- Easements:** Preliminary title reports were not provided for this assignment. Values are based on fee simple interest (total interest in property) free of all easements/encumbrances. A general survey of the impact area was conducted rather than an individual inspection of each parcel.
- Topography:** Potentially impacted parcels have varying topography from relatively level useable parcels to steep parcels with limited site utility.
- Utilities:** The majority of the potentially impacted parcels are vacant without site or building improvements. Power to the area is provided by PacificCorp, but is limited and expensive to extend from the main roads to individual home sites, which is especially true for fair access parcels. Alternative energy, such as solar power, is expanding the opportunities to build in the impacted area but is expensive and requires extensive expertise which is not common to the typical buyer in the neighborhoods. There are also issues with the septic percolation, with some of the sites, which has limited building in the area, and/or necessitates the need for engineered septic systems which are more expensive than traditional systems. Arsenic-Groundwater Contamination (AGC) is a known issue for all of Siskiyou County and is also an issue found in the Copco Area requiring the use of advanced filtration systems on domestic wells. Telephone service via land line is provided by DPI Teleconnect and Sage Telecom, cellular services are limited. Television service is provided by satellite providers Direct TV and Dish Network.
- Flood Zone:** The potentially impacted area has two main flood zones; Zone A and C, with no known significant issues.
- Improvements:** No building improvements are included in the analysis although approximately 12% of the parcels on the impacted parcel list, according to the assessor, have improvements.

Wetlands:	Specific details relating to potential wetlands on the impacted parcels was beyond the scope of this assignment.
Seismic Information:	The neighborhoods are not within a Fault-Rupture Hazard Zone (formerly an Alquist-Priolo Special Studies Zone), according to Special Publication 42, "Fault-Rupture Hazard Zones in California", published by the California Department of Conservation, Division of Mines and Geology, revised 1997.
Cultural, Recreational and Historical Significance:	None known to exist.
Toxic Hazards:	We were not provided with reports which addressed toxic hazards for the impacted area, however, it is known to that the County of Siskiyou is impacted by Arsenic in the soils. Sales used in the impacted area have similar influence and therefore this issue is presumably reflected in the sales data.
Overall Comments:	There are 1,467 potentially impacted parcels in the neighborhoods studied encompassing approximately 11,215 acres. Of these, 668 parcels have been determined to be impacted by the proposed actions.

IMPACTED PARCELS

In the course of reviewing the potentially impacted parcels, it was found that for many of the parcels a negative impact could not be estimated or measured and therefore the impact was considered to be insignificant. These parcels then were also removed from the PIP List, leaving only the impacted parcels to be those with reservoir views on Iron Gate, and parcels on Copco lakes with reservoir views or frontage/access. The following discussion cites the reasons parcels were excluded from the potentially impacted parcel list.

Large Parcels 50+ acres. Parcels of 50+ acres were removed from the initial PIP List. They were removed for two reasons. First, the motivation of a buyer for a parcel this large is different than smaller properties, as they are motivated more by the use and utility of the parcel (highest and best use) than a home site with a view amenity. Second, a potential premium for the small area of property that may have a reservoir view from a potential home site would be spread over the entire parcel rendering the adjustment relatively insignificant. Of the impacted parcels with frontage/access on Copco Reservoir, three were removed due to size with a median size of 279 acres. Additionally, 25 parcels removed which had views of Iron Gate and Copco reservoirs due to their large size.

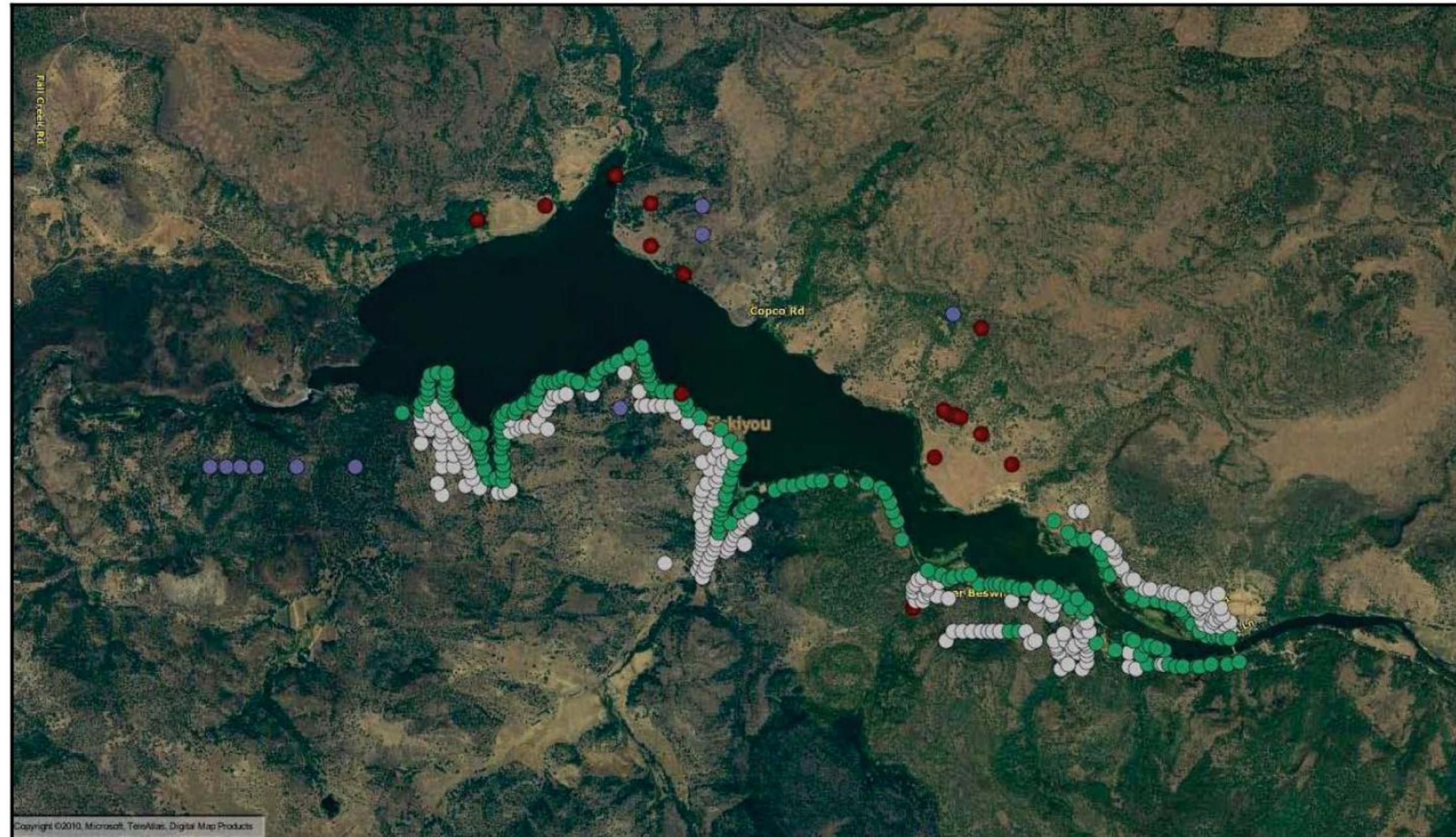
Parcels East of the Copco Bridge. Parcels located on the inlet of the Klamath River on Copco Reservoir east of the Copco bridge were removed as they have river frontage in the “before” and “after” condition, therefore no impact from the dams removal is concluded for these parcels.

Unbuildable and Denied for Percolation. The Siskiyou County Health Department tracks the ability of a site to percolate (determines ability to install septic system for on-site sewage disposal and therefore the ultimate development potential of the parcel). They have five categories: on-site, approved, denied, unbuildable, or undeveloped. On-site means that an application has been filed but no action has been taken; approved means a conventional system will work; denied means an engineered system is required, which can be quite expensive; unbuildable means unbuildable, and undeveloped means no test has been done. Unbuildable and denied properties were removed from the PIP List.

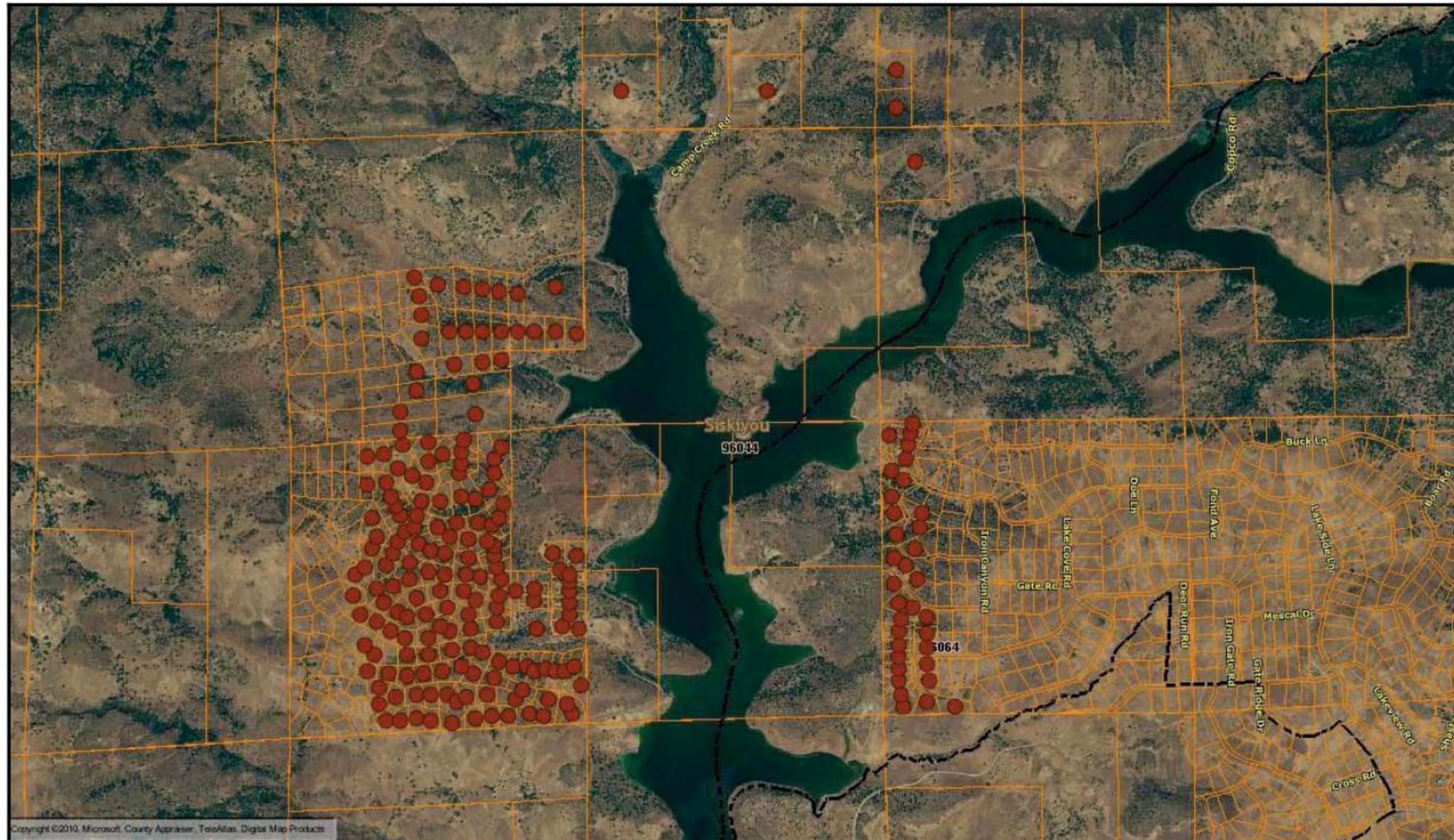
No View Parcels. Approximately 702 or 48% of all the original parcels have no view of the reservoirs. These parcels have been removed from the PIP List as there is no empirical data available to suggest a difference in value for a property without a view of a reservoir in the “before” condition, as compared to a property with no view of a river in the “after” condition.

The parcels with 50+ acres, un-buildable and denied for percolation, and lack a view were removed from the PIP List due to no significant impact estimated from the proposed removal of Iron Gate, Copco 1, and Copco 2 dams. The paring of the PIP List results in 668 parcels that are deemed to be impacted parcels (IPs). The IP list can be found in the addenda with the parcels identified by their corresponding Assessor Parcel Numbers. All parcels on the IP List are privately owned parcels. The topography of the parcels varies from relatively level useable parcels to steep parcels with limited site utility. Access ranges from average to fair, due to road types and access to utilities. Parcels with views of the reservoir are all parcels not located directly on the waterfront, the views maybe obscured by terrain and/or heavy tree cover. Frontage parcels have water frontage and/or access from the property to the reservoir. The IPs are depicted on the map that follows.

COPCO IMPACTED PARCEL MAP



IRON GATE IMPACTED PARCEL MAP



- Parcel Type**
- Reservoir View- Fair Access
- Transportation**
- Interstates
- Freeways
- US Highways
- State-Local Highways
- Major Roads
- Local Roads
- Alleys / Dead Ends
- Other Roads
- Railroads**
- Railroads
- Postal Codes**
- Postal Codes
- County**
- Counties
- State**
- States
- City**
- Cities
- PARCELS**
- Parcels

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IV. HIGHEST AND BEST USE ANALYSIS

Highest and best use may be defined as the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.⁵

There are four criteria used in the highest and best use analysis. These are:

Legally Permissible Use. What uses are permitted legally under existing zoning, building codes, historic district controls, environmental regulations, deed (private) restrictions, and long-term lease provisions on the site in question?

Physically Possible Use. What uses of the site are physically possible, given its size, shape, area, terrain, soils composition, accessibility, assembly potential, and risk potential from natural disasters?

Financially Feasible Use. Which possible and permissible uses will produce a positive net return to the owner of the property?

Maximally Productive Use. Among the feasible uses, which use will produce the highest residual land value consistent with the rate of return warranted by the market for that use?

The highest and best use of a property is defined as that reasonable and most probable use that will support its highest present value. The highest and best use of each type of parcel on the impacted list is analyzed in the property valuations that follow. The highest and best use determines appropriate comparable data for the valuation section, and potential impacts to the property from the dam removal.

LEGALLY PERMISSIBLE USES

Possible uses are constrained by legal restrictions on property both private and public. As previously discussed the impacted area has many different land uses. Of the parcels determined to be impacted, the following legally permissible land uses were determined:

Vacant Commercial/Commercial Parcels - The neighborhood Commercial District is intended to provide areas where less intensive commercial uses can operate and offer goods and services within a close distance to, and be compatible with residential neighborhoods. Of the commercial land uses in the impacted area they had nonconforming uses which discussed residential use in addition to its commercial use.

Rural SFR (20 Acre Min.)/ Rural (20 Acre Min.)/ Vacant Rural Land (20 Acre Min.) - Rural with a 20 Acre Minimum allow for Rural Property with Residence or a Miscellaneous Improvement and general agricultural and agriculturally related activities.

⁵THE APPRAISAL OF REAL ESTATE (Thirteenth Edition), Appraisal Institute, Chicago, Illinois, 2008, p. 277 -279.

Single Family Residential (SFR) /Vacant Residential Parcels - The Single Family Residential is intended to provide single family detached housing consistent with achieving low density residential neighborhoods and the uses accessory to such neighborhoods.

The most probable legal use of the impacted parcels is those uses consistent with their current land use listed above.

PHYSICALLY POSSIBLE USES

The size, topography, and location of the subject are important factors in determining the use of the property. The size of the site can have a significant effect on the type of development that is possible and on the economies of scale. Of the parcels with impact the following land uses were determined:

Vacant Commercial/Commercial Parcels - Seven of the nine parcels with commercial uses are located on the north side of Copco near the inlet of the Klamath River with average access on paved roads Ager Beswick and Copco Roads; the other two properties are located on Ager Beswick Road, just leaving the Copco Reservoir Area. Six of the seven properties are under a half acre and one parcel is just over an acre, and the two on Ager Beswick Road are over three acres. The parcels along the reservoir would allow for small commercial establishments which can operate and offer goods and services within close distance to, and compatible with, residential neighborhoods and based on their land use also allow for residential use. The two parcels on Ager Beswick Road could be used for larger commercial enterprises. All the commercial properties can take advantage of the reservoir and/or river in the “after” condition to promote business. Of the nine parcels, three parcels are approved for percolation which confirms they are developable, while six are undeveloped which does leave the possibility they may not be buildable.

Rural SFR (20 Acre Min.)/ Rural (20 Acre Min.)/ Vacant Rural Land (20 Acre Min.) - The 41 parcels with Rural 20 Acre Minimum properties are located around Iron Gate and Copco. All 41 sites have fair access over dirt roads, which is consistent with rural use. In terms of percolation (sewage disposal by septic system), eight are approved which confirms they are developable, while two are pending and 31 are undeveloped which leaves the possibility these parcels may not be buildable. The parcels have sloping topography which limits, but doesn’t prevent development making this use physically possible.

Single Family Residential (SFR) /Vacant Residential Parcels - The parcels with residential use are located around Iron Gate and Copco, with the majority of parcels located in Iron Gate Estates- to the west and east of Iron Gate; and on the southern rim of Copco. Iron Gate Estates is mainly fair access characterized by mainly dirt roads and limited access to utilities. The properties on the southern rim are mainly accessed by paved county roads with average access. Topography of the impacted parcels is varying, but a heavily sloped lot may increase the cost of development, but doesn’t prevent development. There are 51 parcels with pending or “on-site”, meaning an application has been submitted with development potential unknown; and several parcels are undeveloped which leaves the possibility it may not be buildable.

All of the above uses are considered physically possible. If a parcel was to change status from unknown percolation to unbuildable, the highest and best use would change for that impacted parcel.

FINANCIALLY FEASIBLE USES

A proposed property improvement must be able to deliver an income return that, in turn, generates a market value sufficient to pay for the development costs, the undertaking of the risks involved, and a profit appropriate for the development.

In 2007 and early 2008, the subject's market began to see downward pressure on values for both land and improved sites. This trend has continued and currently it is possible to purchase a developed property for less than it would cost to build. In addition, the majority of the properties are not developed in the subject's market. The current market precludes development and the financially feasible use is to hold for future development, when there is a profit to be had for undertaking the risk of development.

MAXIMALLY PRODUCTIVE USE / CONCLUSION

The maximally productive use, and therefore the highest and best use, is to hold for future development that is consistent with the designated land uses that were found to be legally and physically possible primarily residential. In Copco, five parcels carry a land use designation of commercial. The lack of improved sites in the neighborhood indicates that there is little to support commercial development, as evidenced by the one vacant store. These sites could also be developed to residential use - the highest and best use conclusion is considered to be to hold for future residential and therefore these lots are valued as such.

V. VALUATION

The objective of this assignment is to estimate the impact of the proposed removal of the three dams on the parcels in the impact area that has been previously defined. The methodology used to measure this impact is a traditional before and after analysis wherein the identified impacted parcels (IPs) are valued in their current “before” dam removal condition and then valuing them again in their “after” condition which is under the hypothetical condition “that the dams have been removed and the lakes have been drained, it further presumes that the river has returned to flowing down the lower levels of the canyon floor and that the land that is under the lakes has been restored to its native condition”.

It was previously determined that the value changes caused by the dam removal would impact the land component of the real property interest not the improvement component, therefore the only land component of the impacted parcels was analyzed in both the “before” and “after” conditions.

Inasmuch as it is impractical to appraise 668 individual parcels for this evaluation analysis, individual parcels were grouped by common attributes and/or physical characteristics, and that common grouping then was valued. The parcels that were considered to be impacted by the dam removal with characteristics that could be measured were determined to be those with view amenities of the reservoirs. The parcels were further subdivided by water-frontage, by access, both physical access to the property, as well as, access to utilities, and they were broken out by parcel and location i.e., the Iron Gate or the Copco neighborhoods. In all, there were 20 grouping of lots that the 668 were broken down into as in the table on the following page.

The median size of the parcels in each group was calculated and it was this size of parcel that was valued for each group. *(As an example, in the Copco neighborhood a view lot with no lake frontage and average access, and ranging in size from <0.05 had a median size of 0.4 acres; this was the size valued and there were 119 parcels in this category.)*

View	Frontage	Access	Parcel Size-Acres	Median Size-Acres	No. of Parcels
Copco	None	Average	<0.50	0.40	119
Copco	None	Average	0.51-2.00	0.80	93
Copco	None	Average	2.10-6.00	3.21	19
Copco	None	Average	6.10-10.00	7.73	8
Copco	None	Average	10.10>	12.00	2
Copco	None	Fair	<5.00	4.65	2
Copco	None	Fair	5.10>	10.13	7
Copco	Yes	Average	<0.50	0.34	51
Copco	Yes	Average	0.51-2.00	0.78	116
Copco	Yes	Average	2.10-6.00	2.70	15
Copco	Yes	Average	6.10-10.00	7.70	5
Copco	Yes	Average	10.10>	11.40	3
Copco	Yes	Fair	<2.00	0.75	1
Copco	Yes	Fair	2.10-5.00	2.00	1
Copco	Yes	Fair	5.10-10.00	5.50	1
Copco	Yes	Fair	10.00-19.00	10.10	5
Copco	Yes	Fair	19.00>	35.30	8
Copco Parcel Subtotal					456
Iron Gate	None	Fair	<2.00	1.40	5
Iron Gate	None	Fair	2.10-6.00	2.60	194
Iron Gate	None	Fair	6.10-10.00	10.00	7
Iron Gate	None	Fair	10.10>	33.00	6
Iron Gate Parcel Subtotal					212
Impacted Parcel Total					668

SALES DATA

To value the parcels in each of the groupings we have used the Sales Comparison Approach to value. In the Sales Comparison Approach, the median size of the particular group was used to represent the category. A site value was arrived at by comparing the median size parcel to other similar parcels that sold in the market area in accordance with the date of value of April 2008. The comparisons were made in the “before” condition reflecting the as is or current condition (2008). The “after” condition, employing the hypothetical condition, was determined by applying a percentage change discussed in the following section.

Sales were taken from the Siskiyou County Assessor’s - Database of Transfers, and from data provided by broker/agents in the area through their Multiple Listing Service (MLS). While individual sales were not verified by a party involved in the transaction, the sales were discussed with Siskiyou County appraisers to determine if, in fact, they were market transactions (California law requires disclosure of sales information to the County Assessor). All sales used in the analysis therefore are considered to be market transactions. These sales were taken from the impacted area and nearby competitive market areas. The individual sales data used in these group valuations are located in the addendum.

There is considerable variation in the IPs such as size, topography, access- both physical & access to utilities, and amenities. Ideally, sufficient comparable sales would be available to isolate values for all the individual attributes included in the IP list. Sales were found to isolate certain attributes, but not all attributes. An analysis of the sales did derive appropriate adjustments for the various size, view, and access characteristics of the groupings. Where data was not found to quantify the adjustment, the adjustments were derived on a qualitative basis utilizing the appraiser’s knowledge of market behavior and observations from similar instances in the past. The quantitative and qualitative adjustments were applied to the data to derive an indication of market value for the specific grouping. The concluded value of the median sized parcel was then multiplied by the number of parcels in the classification or grouping, yielding a total value of the group parcels. The values of the individual groups were then summed for an aggregated value estimate for all the parcels in the PIP list. This analysis was made for the parcels under both the “before” and “after” conditions.

ADJUSTMENTS FOR SITE ACCESS, AND VIEW

Reservoir View vs. No View

It was found that for Iron Gate there is an approximate 35% discount based on sales with reservoir view compared to sales with no reservoir view. This is based on a comparison of median sales prices for Iron Gate parcels with reservoir views versus parcels without reservoir views (see addendum for a full list of sales included in the median values used for this analysis).

Percent Difference for Reservoir View Versus No View in Iron Gate, Fair Access, 2.6 Acres				
	Median Site Value	Price/Acre	Site Value	Price/Acre
Reservoir View, Fair Access, Typical 2.6 Acres	\$9,880	\$3,800	-35%	-35%
No View, Fair Access, Typical 2.6 Acres	\$6,370	\$2,450		

The data suggests a 35% discount for a site that has no view compared to a view amenity. This adjustment is important in determining the “after” value lots that are concluded to have no views after dam removal.

Access Issues for Impacted Parcels

In the course of analyzing the sales data it was determined that access has a significant impact on values. There are two types of access: 1) “average access” parcels are those accessed mostly by paved two lane roads and better access to power along the main roads, while 2) “fair access” parcels are those accessed by a combination of paved and unpaved roads-that aren’t always two full lanes with access to power is limited or expensive to be brought up from the main roads. There is a 51% discount based on sales with average access versus sales with fair access, as shown by the data in the following table. This is based on median values of parcels in Iron Gate without views that have fair or average access.

Impact of Average Versus Fair Access Iron Gate Sales No View	Site View	Percent Different	Price/Acre	Percent Different
Median Value for Iron Gate No View, Average Access, Typical Site 2.6 Acres	\$13,000	-51%	\$5,000	-51%
Median Value Iron Gate No View, Fair Access, Typical Site 2.6 Acres	\$6,370		\$2,450	

This adjustment is used for determining “before” values that differ in access both physical and access to power.

Differential for Larger Parcels

There is an economy of scale that occurs when the acreage of a parcel increases which results in diminishing returns of value per acre. This analysis is used to adjust for size and is based on the reduced contribution on a per acre basis of the additional acreage over the base size. A larger parcel has a lower price per acre than that of a smaller parcel. In other words, each acre of land contributes less to a larger property than the primary home site area. This concept is supported by the data shown below. The two sales are very similar, except for size, and sold in a similar market. The additional value for the 0.3 acres of the larger site (0.64 acres – 0.34 acres) is \$13,000 (\$54,000-\$41,000). The smaller site indicates a value of \$120,588 per acre, but the additional 0.3 acres only contributes \$43,333 per acre (\$13,000 ÷ 0.3 acres), or ± 36% less as shown below.

Sales from Lake Shastina for Incremental Site Adjustment						
View	APN	Event Date	Indicated Sales Price	Acres	Price/Acre	Topography
Mt. Shasta	108180430000	21-Aug-07	\$54,000	0.64	\$84,375	Gentle Slope
Mt. Shasta	108180520000	02-Jan-08	\$41,000	0.34	\$120,588	Gentle Slope
Differences from 0.64 to 0.34 acres			Site Value Difference	Acre Difference	Price/Acre Incremental	
			\$13,000	0.30	\$43,333	
Incremental Per Acre Differential						
Price/Acre Incremental			\$43,333		35.9%	
Price/Acre Typical 0.34			\$120,588			

This trend was also found to be true in Iron Gate when comparing 2.6 acres to over 10 acres with no views and fair access. This is based on a 10 acre sale (nearly four times larger) in Iron Gate with no view and fair access compared to the median values of sales in Iron Gate with no view and fair access for a typical 2.6 acre site.

Sales Iron Gate for Incremental Site Adjustment					
View	APN	Event Date	Indicated Sales Price	Acres	Price/Acre
No view	41040300000	12-Sep-07	\$13,000	10	\$1,300
Median Value No View, Fair Access, Typical 2.6 Acres			\$6,370	2.6	\$2,450
Differences from 10 to 2.6 acres			Site Value Difference	Acres Difference	Price/Acre Incremental
			\$6,630	7.4	\$896
Incremental Per Acre Differential					
Price/Acre Incremental			\$896	36.6%	
Price/Acre Typical 2.6			\$2,450		

This data demonstrates that the additional acreage contributes approximately 36% (\$896 per acre for the additional acreage as compared to \$2,450 per acre for the smaller parcel). This size adjustment is utilized throughout the analysis, and is utilized for “before” values that differ in size.

Reservoir Frontage to River View

We also examined the change from reservoir frontage to a river view. The sales analysis on the following page supports a 25% discount for this change in amenity. In other words, a river view parcel sold for 25% less per acre than a reservoir frontage lot on Copco. This comparison is based on a Copco river front sale of roughly one acre and river view sale with river access to the Klamath River. This adjustment is important in determining the impact to the “after” condition of the reservoir frontage lots becoming river view after the dam removal.

Sales from Copco Reservoir and Klamath River to determine Percentage Change for Reservoir Frontage to River View						
View/Frontage	APN	Event Date	Indicated Sales Price	Acres	Price/Acre	Note
Copco Reservoir Frontage/Access	4440341000 (4440351000)	24-Jul-08	\$45,000	1.12	\$40,179	It is noted that this is a sale of two sites each 0.56 acres which have a total acreage of 1.12 acres.
Klamath River north side of river, south of Iron Gate, River View w/access	103040020000	21-Sep-07	\$30,000	1.00	\$30,000	
			Site Value		Price/Acre	
		Percent Different for Lake Front to River View with Access	-33%		-25%	

As mentioned in the market conditions in the neighborhood section, there are two different markets for the Iron Gate and Copco Reservoirs. Copco was found to be superior, even though the typical site is found to be approximately a third smaller at 0.94 acres compared to 2.70 acres on Iron Gate. This is most likely due to the reservoir influence for each area. Due to these differing markets, the view parcels have been separated by location on either Iron Gate or Copco.

For Iron Gate, none of the potentially impacted parcels front the reservoir. Reservoir view parcels have distant views of the reservoir from parcels with fair access over mostly dirt access roads with limited access to utilities, and are located on the ridgelines where the parcels have moderate to steep slopes.

Copco on the other hand is a much more intimate setting with all potentially impacted sites located closer to the reservoir. Reservoir views on Copco mostly have average access over mainly paved roads, and are typically located across the street from the water. Water views are obstructed by trees and the terrain, being moderate-to-steeply sloped.

As no specific plans of the “after” condition as if the date of this analysis were provided, the analysis nonetheless presumes that the water in the “after” condition will recede to the center foot print of the reservoir (consistent with the hypothetical condition). Given this condition, it is logical to presume that the reservoir views in the “before” condition will convert to no view in the “after” condition due to the receded water.

SUMMARY OF ADJUSTMENTS

There are 668 parcels which have been determined to have an impact to value. The preceding analysis produced some site influence adjustments. The following are our conclusions:

- There is a 35% discount from reservoir view to no view.
- There is a 25% discount from reservoir frontage/access to river view.
- There is a 50% discount from average access to fair access.
- The differential for increasing site size is 36% of the base price per acre.

Value conclusions for the “before” condition are based on the parcel frontage, view, access both physical and access to utilities, and finally by site size. For each category the median site size was solved for then used to calculate a value indication considered to be representative for the whole category; the following sections discuss the bases for the valuation of each category.

VALUATION BY GROUPING – BEFORE CONDITION

Reservoir View Copco, Average Access

In Copco, there were seven historical sales with reservoir views, average access, located across the street from the water, which ranged in value from \$2,500 to \$14,425. Of these sales, the median, mode, and average of the site and per acre values were analyzed and the median value of \$6,000 rounded was used as the best indicator for a typical Copco reservoir view parcel with average access. This value is additionally supported by the most recent sale of a Copco view lot (APN 004-400-581) which sold in April 2008. It sold for \$6,050 total or \$10,083 per acre for 0.60 acres. See table on the following page for a list of the seven sales.

Historical Sales from Copco: Reservoir Views					
APN	View	Event Date	Indicated Sales Price	Acres	Price/Acre
4480161000	Reservoir View	11-Mar-03	\$2,500	0.20	\$12,500
4450241000	Reservoir View	05-Aug-04	\$6,000	0.68	\$8,824
4530071000	Reservoir View	11-May-05	\$2,600	0.80	\$3,250
4490171000	Reservoir View	19-Jul-05	\$5,000	0.47	\$10,638
4400581000	Reservoir View	18-Sep-06	\$14,425	0.60	\$24,042
4440011000	Reservoir View	29-Sep-06	\$10,000	0.58	\$17,241
4400581000	Reservoir View	16-Apr-08	\$6,050	0.60	\$10,083

Median Acres	0.60	Median Price/Acre	\$10,638	Median Site Price	\$6,000
Mode Acres	0.60	Mode Price/Acre	#N/A	Mode Site Price	#N/A
Average Acres	0.56	Average Price/Acre	\$12,368	Average Site Price	\$6,000

Median Value for Reservoir View on Copco, Average Access, Typical 0.60 acres			
Site Value	\$6,000 Rounded	Price/Acre	\$10,638

For Copco, **first category**, the *reservoir view with average access* base value used is \$6,000 for a 0.60 acre site or \$10,000 per acre. The first size grouping has a smaller median site size of 0.40 acres. Since this is a smaller site size, the per-acre value is increased to \$12,500 per acre, or \$5,000 per site. This seems reasonable when examining the two smaller sales (0.20 and 0.47 acres) that sold for \$2,500 (0.20 acres) to \$5,000 (0.47 acres). There are 119 lots in the **less than 0.50 acre** category. At \$5,000 per site and 119 lots the total calculated value for this grouping is **\$595,000** (\$5,000 x 119).

For the next category, **0.51 acres to 2.0 acres** there were 93 parcels with a median site size of 0.80 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category.

Valuation of 0.80 acre Size Category (Median)	
0.40 acres @ \$12,500 per acre (rounded)	\$5,000
Additional land: 0.40 acres @ \$4,500 per acre (\$12,500 x 0.36)	\$1,800
Total	\$6,800

The aggregate of the “before” value for the 93 parcels is **\$632,400** (93 parcels x \$6,800).

For the next category **2.10 acres to 6.00 acres** there were 19 parcels with a median site size of 3.21 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category.

Valuation of 3.21 acre Size Category (Median)	
0.80 acres @ \$8,500 per acre (rounded)	\$6,800
Additional land: 2.41 acres @ \$3,060 per acre (\$8,500 x 0.36)	\$7,374
Total	\$14,000 (rounded)

The aggregate of the “before” value for the 19 parcels is **\$266,000** (19 parcels x \$14,000).

For the next category **6.10 acres to 10.00 acres** there were eight parcels with a median site size of 7.73 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category.

Valuation of 7.73 acre Size Category (Median)	
3.21 acres @ \$4,361 per acre (rounded)	\$14,000
Additional land: 4.52 acres @ \$1,569 per acre (\$4,361 x 0.36)	\$7,091
Total	\$21,000 (rounded)

The aggregate “before” value for the eight parcels is **\$168,000** (8 parcels x \$21,000).

For the next category **greater than 10.10 acres** there were two parcels with a median site size of 12.00 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category.

Valuation of 12 acre Size Category (Median)	
7.73 acres @ \$2,716 per acre (rounded)	\$21,000
Additional land: 4.27 acres @ \$978 per acre (\$2,716 x 0.36)	\$4,176
Total	\$25,000 (rounded)

The aggregate “before” value for the two parcels is **\$50,000** (2 parcels x \$25,000).

Reservoir View Copco, Fair Access

Fair access values are based on the values corresponding to the site size grouping for average access and discounted by 50%.

For the next category Copco Reservoir View with Fair Access in the range of **less than 5.00 acres** there were 2 parcels with a median site size of 4.65 acres. The base value is \$14,000 from the 2.10 to 6.00 acres Copco Reservoir View with *Average Access*. The 50% decrease from average to fair is applied resulting in a value of \$7,000 ($\$14,000 \times 0.50$). The aggregate “before” value for the 2 parcels is **\$14,000** (2 parcels x \$7,000).

For the next category Copco Reservoir View with Fair Access in the range of **greater than 5.10 acres** there were seven parcels with a median site size of 10.13 acres. The base value is \$25,000 from the 10.00> Copco Reservoir View with *Average Access*. The 50% decrease from average to fair is applied resulting in a value of \$12,500 ($\$25,000 \times 0.50$). The aggregate “before” value for the 7 parcels is **\$87,500** (7 parcels x \$12,500).

Copco Frontage, Average Access

There are 206 parcels that have Copco reservoir frontage/access which in the “after” condition are assumed to become river view parcels. The Copco frontage/access group also includes five parcels carry a land use designation of commercial. The lack of improved sites in the neighborhood indicates that there is little to support commercial development, as evidenced by the one vacant store. These sites could also be developed to residential use - the highest and best use conclusion is considered to be to hold for future residential development and therefore these lots are valued as such.

The base value of a Copco Reservoir frontage/access is primarily based on the sale of two lots (APN 004-440-341 and 004-440-351) these two parcels sold for \$45,000 (\$22,500 per lot) in July 2008. Each site has 0.56 acres for a total site size of 1.12 acres, the sales price on a per acre basis calculates to approximately \$40,000 per acre. This sale sold after the valuation date of this report, but analysis of the historical median values shows a per acre price of \$23,000 which supports use of this sale. In fact, one of the 0.56 parcels included in the sale (004-440-341) sold for \$19,000 or approximately \$34,000 per acre in April 2006, a 17% increase.

For Copco frontage/average access parcels the base value used then is \$40,000 per acre, based heavily on the sale discussed in the paragraph above. Due to this sale being a group sale of two individual parcels, a \$40,000 per acre value is applied to the first site size grouping of less than 0.5 acres with a median site size of 0.34 acres. Due to insufficient data for the following size categorizes, market extracted adjustments were utilized.

There are 51 lots in the **less than 0.50 acre** category; the median size was 0.34 acres. At \$14,000 per site, the total calculated value for the 51 lots is **\$714,000** ($\$14,000 \times 51$).

For the next category **0.51 acres to 2.00 acres** there were 116 parcels with a median site size of 0.78 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category.

Valuation of 0.78 acre Size Category (Median)	
0.34 acres @ \$41,176 per acre (rounded)	\$14,000
Additional land: 0.44 acres @\$14,823 per acre (\$41,176 x 0.36)	\$6,522
Total	\$20,000 (rounded)

The aggregate “before” value for the 116 parcels is **\$2,320,000** (116 parcels x \$20,000).

For the next category **2.10 acres to 6.00 acres** there were 15 parcels with a median site size of 2.70 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category.

Valuation of 2.70 acre Size Category (Median)	
0.78 acres @ \$25,641 per acre (rounded)	\$20,000
Additional land: 1.92 acres @\$9,231 per acre (\$25,641 x 0.36)	\$17,724
Total	\$37,000 (rounded)

The aggregate “before” value for the 15 parcels is **\$555,000** (15 parcels x \$37,000).

For the next category **6.10 acres to 10.00 acres** there were five parcels with a median site size of 7.70 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category.

Valuation of 7.70 acre Size Category (Median)	
2.7 acres @ \$13,704 per acre (rounded)	\$37,000
Additional land: 5.0 acres @\$4,933 per acre (\$13,704 x 0.36)	\$24,665
Total	\$62,000 (rounded)

The aggregate “before” value for the 5 parcels is **\$310,000** (5 parcels x \$62,000).

For the next category **greater than 10.10 acres** there were three parcels with a median site size of 11.40 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category.

Valuation of 11.40 acre Size Category (Median)	
7.7 acres @ \$8,052 per acre (rounded)	\$62,000
Additional land: 3.7 acres @\$2,899 per acre (\$8,052 x 0.36)	\$10,726
Total	\$73,000 (rounded)

The aggregate “before” value for the 3 parcels is **\$219,000** (3 parcels x \$73,000).

Copco Frontage, Fair Access

Due to insufficient data for the following size categorizes, market extracted adjustments were utilized. See Access Issues for Impacted Parcels on page 46 for data supporting these adjustments.

Fair access values are based on the values corresponding to the site size grouping for average access and discounted by 50%.

For the next category Copco Frontage with Fair Access there is one parcel with **less than 2.00 acres**. The base value is \$20,000 from 0.51 to 2.00 acres Copco Frontage/Access with *Average Access*. The 50% decrease from average to fair is applied resulting in a value of \$10,000 ($\$20,000 \times 0.50$). The aggregate “before” value for the one parcel is **\$10,000** (1 parcel x \$10,000).

For the next category Copco Frontage with Fair Access there is one parcel with **2.10 to 5 acres**. The base value is \$37,000 from 2.00 acres to 6.00 acres Copco Frontage/Access with *Average Access*. The 50% decrease from average to fair is applied resulting in a value of \$18,500 ($\$37,000 \times 0.50$). The aggregate “before” value for the one parcel is **\$18,500** (1 parcel x \$18,500).

For the next category Copco Frontage with Fair Access there is one parcel with **5.51 to 10.00 acres**. The base value is \$62,000 from 6.10 acres to 10.00 acres Copco Frontage/Access with *Average Access*. The 50% decrease from average to fair is applied resulting in a value of \$31,000 ($\$62,000 \times 0.50$). The aggregate “before” value for the one parcel is **\$31,000** (1 parcel x \$31,000).

For the next category Copco Frontage with Fair Access there are five parcels which range in size from **10.0 acres to 19.00 acres** and a median size of 10.10 acres. The base value is \$73,000 from 10.00> acres Copco Frontage/Access with *Average Access*. The 50% decrease from average to fair is applied resulting in a value of \$36,500 ($\$73,000 \times 0.50$). The aggregate “before” value for the five parcels is **\$182,500** (5 parcel x \$36,500).

For the next category Copco Frontage with Fair Access there are eight parcels which range in a size **greater than 19.1 acres** and a median size of 35.30 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category. The valuation below represents the *average access*.

Valuation of 35.30 acre Size Category (Median)	
11.40 acres @ \$6,403 per acre (rounded)	\$73,000
Additional land: 23.9 acres @ \$2,305 per acre ($\$6,403 \times 0.36$)	\$55,089
Total	\$128,000 (rounded)

The 50% decrease from average to fair is applied to the above value resulting in a value of \$64,000 ($\$128,000 \times 0.50$). The aggregate “before” value for the eight parcels is **\$512,000** (8 parcel x \$64,000).

Reservoir View Iron Gate, Fair Access

In the Iron Gate neighborhood a sample of 10 sales with reservoir views and fair access had sales prices ranging from \$8,230 to \$12,500. The median, mode, and average of these sales were calculated. It was determined that \$10,000 a lot based upon the median and average price indications was the best indicator for a typical Iron Gate Reservoir View with fair access parcel. This value was used as the base value as it represents a typical site in the area for this size range. See table below for a list of the 10 sample sales.

Sales from Iron Gate: Reservoir Views, Fair Access					
View	APN	Event Date	Indicated Sales Price	Acres	Price/Acre
Reservoir View	102011170000	17-Jul-07	\$8,230	2.7	\$3,048
Reservoir View	102091180000	21-May-08	\$8,500	2.5	\$3,400
Reservoir View	102091180000	21-May-08	\$8,500	2.5	\$3,400
Reservoir View	102021130000	25-Jun-07	\$9,200	2.6	\$3,538
Reservoir View	102021130000	25-Jun-07	\$9,200	2.6	\$3,538
Reservoir View	102340240000	09-Apr-07	\$10,270	2.5	\$4,108
Reservoir View	102051060000	01-May-07	\$11,000	2.6	\$4,231
Reservoir View	102031040000	09-Aug-07	\$11,000	2.7	\$4,074
Reservoir View	102280100000	09-Feb-07	\$11,050	2.6	\$4,250
Reservoir View	102310090000	06-Mar-07	\$12,500	2.6	\$4,808

Median Acre	2.6	Median Price/Acre	\$3,806	Median Site Price	\$9,735
Mode Acre	2.6	Mode Price/Acre	\$3,400	Mode Site Price	\$8,500
Average Acre	2.59	Average Price/Acre	\$3,840	Average Site Price	\$9,735

Median Value for Fair Access for Typical 2.6 Acre Parcel			
Site Value	\$10,000 Rounded	Price/Acre	\$3,800

For Iron Gate reservoir views, all parcels have fair access. There are 194 lots in the category of **2.1 to 6.00 acres** the median size is 2.6 acres. The concluded base value used is a 2.60 acre site for \$10,000 (\$3,846 per acre). The aggregated value then is **\$1,940,000** (\$10,000 x 191).

For the category **less than 2.00 acres** there are five lots with the median size being 1.4 acres. Due to this category being smaller, we applied the 36% incremental adjustment in reverse to increase the unit price for the smaller size category.

Valuation of 1.40 acre Size Category (Median)	
1.4 acres @ \$5,714 per acre (rounded)	\$8,000
Additional land: 1.2 acres @ \$2,057 per acre (\$5,714 x 0.36)	\$2,468
Total equivalent 2.6 acre site determined in previous section	\$10,000 (rounded)

The Concluded value is \$8,000 per lot in the before condition or \$5,714 per acre. The aggregate “before” value for the five parcels then is **\$40,000** (5 parcel x \$8,000).

For the next category **6.10 acres to 10.00 acres** there were seven parcels with a median site size of 10 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category.

Valuation of 10.00 acre Size Category (Median)	
2.6 acres @ \$3,850 per acre (rounded)	\$10,000
Additional land: 7.4 acres @ \$1,386 per acre (\$3,850 x 0.36)	\$10,256
Total	\$20,000 (rounded)

The aggregate “before” value for the seven parcels is **\$140,000** (7 parcels x \$20,000).

For the last category **greater than 10.1 acres** there were six parcels with a median site size of 33 acres. The following demonstrates the process of applying the 36% incremental decrease in the unit price for the larger size category to the median size for the category.

Valuation of 33.00 acre Size Category (Median)	
10 acres @ \$2,000 per acre (rounded)	\$20,000
Additional land: 23 acres @ \$720 per acre (\$2,000 x 0.36)	\$16,560
Total	\$36,000 (rounded)

The aggregate “before” value for the six parcels is \$216,000 (6 parcels x \$36,000).

SUMMARY OF CONCLUSIONS – BEFORE CONDITION

The table below summarizes our conclusions for the value of the individual groupings. The value of the impacted parcels in the “before condition”, in the aggregate is \$9,020,900.

View	Frontage	Access	Parcel Size-Acres	Median Size-Acres	No. of Parcels	Before Value		Extension
						Total	Per Acre	
Copco	None	Average	<0.50	0.40	119	\$5,000	\$12,500	\$595,000
Copco	None	Average	0.51-2.00	0.80	93	\$6,800	\$8,500	\$632,400
Copco	None	Average	2.10-6.00	3.21	19	\$14,000	\$4,361	\$266,000
Copco	None	Average	6.10-10.00	7.73	8	\$21,000	\$2,717	\$168,000
Copco	None	Average	10.10>	12.00	2	\$25,000	\$2,083	\$50,000
Copco	None	Fair	<5.00	4.65	2	\$7,000	\$1,505	\$14,000
Copco	None	Fair	5.10>	10.13	7	\$12,500	\$1,234	\$87,500
Copco	Yes	Average	<0.50	0.34	51	\$14,000	\$41,176	\$714,000
Copco	Yes	Average	0.51-2.00	0.78	116	\$20,000	\$25,641	\$2,320,000
Copco	Yes	Average	2.10-6.00	2.70	15	\$37,000	\$13,704	\$555,000
Copco	Yes	Average	6.10-10.00	7.70	5	\$62,000	\$8,052	\$310,000
Copco	Yes	Average	10.10>	11.40	3	\$73,000	\$6,404	\$219,000
Copco	Yes	Fair	<2.00	0.75	1	\$10,000	\$13,333	\$10,000
Copco	Yes	Fair	2.10-5.00	2.00	1	\$18,500	\$9,250	\$18,500
Copco	Yes	Fair	5.10-10.00	5.50	1	\$31,000	\$5,636	\$31,000
Copco	Yes	Fair	10.00-19.00	10.10	5	\$36,500	\$3,614	\$182,500
Copco	Yes	Fair	19.00>	35.30	8	\$64,000	\$1,813	\$512,000
Copco Parcel Subtotal					456			\$6,684,900
Iron Gate	None	Fair	<2.00	1.40	5	\$8,000	\$5,714	\$40,000
Iron Gate	None	Fair	2.10-6.00	2.60	194	\$10,000	\$3,846	\$1,940,000
Iron Gate	None	Fair	6.10-10.00	10.00	7	\$20,000	\$2,000	\$140,000
Iron Gate	None	Fair	10.10>	33.00	6	\$36,000	\$1,097	\$216,000
Iron Gate Parcel Subtotal					212			\$2,336,000
Impacted Parcel Total					668			\$9,020,900

VALUATION BY GROUPING – AFTER CONDITION

As mentioned before in this report, the “after” condition is made under the hypothetical condition that *the dams have been removed and the lakes have been drained, it further presumes that the river has returned to flowing down the lower levels of the canyon floor and that the land that is under the lakes has been restored to its native condition.*

As no specific plans of the “after” condition as if the date of this analysis were provided, the analysis nonetheless presumes that the water in the “after” condition will recede to the center foot print of the reservoir (consistent with the hypothetical condition). Given this condition, it is logical to presume that the reservoir views in the “before” condition, due to the views being obscured by terrain and/or heavy tree cover, will convert to no view in the “after” condition due to the receded water.

As was discussed previously in this section the difference in the values between view and non-view parcels as abstracted from comparable sales was 35 percent, that is those parcels with reservoir views tended to sell for 35% more than sales with a reservoir view. Our analysis of the subject groupings reflecting this in the “after” is as follows.

RESERVOIR VIEW COPCO, AVERAGE ACCESS

For the first category, **less than 0.50 acres** there were 119 parcels with a median site size of 0.40 acres. The conclusion of value in the “before” condition was \$5,000 per parcel or \$12,500 per acre. Previously under the adjustment section it was determined through a quantification process that a 35% adjustment was the difference between a parcel with a view of the reservoir and one without a view of the reservoir. In the “after” condition the lake is drained and therefore there is no longer a reservoir view. Applying this adjustment factor to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$3,250 per parcel ($\$5,000 \times 1 - 0.35$) for a total of **\$386,750** ($\$3,250 \times 119$).

For the next category, **0.51 acres to 2.00 acres** there were 93 parcels with a median site size of 0.80 acres. The conclusion of value in the “before” condition was \$6,800 per parcel or \$8,500 per acre. Applying the view/non-view adjustment factor to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$4,420 per parcel ($\$6,800 \times 1 - 0.35$) for a total of **\$411,060** ($\$4,420 \times 93$).

For the next category **2.10 acres to 6.00 acres** there were 19 parcels with a median site size of 3.21 acres. The conclusion of value in the “before” condition was \$14,000 per parcel or \$4,361 per acre. Applying the view/non-view adjustment factor to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$9,100 per parcel ($\$14,000 \times 1 - 0.35$) or a total of **\$172,900** ($\$9,100 \times 19$).

For the next category **6.10 acres to 10.00 acres** there were eight parcels with a median site size of 7.73 acres. The conclusion of value in the “before” condition was \$21,000 per parcel or \$2,717 per acre. Applying the view/non-view adjustment factor to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$13,650 per parcel ($\$21,000 \times 1 - 0.35$) or a total of **\$109,200** ($\$13,650 \times 8$).

For the next category **greater than 10.10 acres** there were two parcels with a median site size of 12.00 acres. The conclusion of value in the “before” condition was \$25,000 per parcel or \$2,083 per acre. Applying the view/non-view adjustment factor to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$16,250 per parcel ($\$25,000 \times 1-0.35$) or a total of **\$32,500** ($\$16,250 \times 2$).

RESERVOIR VIEW COPCO, FAIR ACCESS

For the next category Copco Reservoir View with Fair Access in the range of **less than 5.00 acres** there were two parcels with a median site size of 4.65 acres. The conclusion of value in the “before” condition was \$7,000 per parcel or \$1,505 per acre. Applying the view/non-view adjustment factor to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$4,550 ($\$7,000 \times 1-0.35$) or a total of **\$9,100** ($\$4,550 \times 2$).

For the next category Copco Reservoir View with Fair Access in the range of **greater than 5.10 acres** there were seven parcels with a median site size of 10.13 acres. The conclusion of value in the “before” condition was \$12,500 per parcel or \$1,234 per acre. Applying the view/non-view adjustment factor to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$8,125 ($\$12,500 \times 1-0.35$) or a total of **\$56,875** ($\$8,125 \times 7$).

COPCO FRONTAGE, AVERAGE ACCESS

For the next category Copco frontage with average Access of **less than 0.50 acres** there were 51 parcels with a median site size of 0.34 acres. The conclusion of value in the “before” condition was \$14,000 per parcel or \$41,176 per acre. Applying the 25% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$10,500 ($\$14,000 \times 1-0.25$) or a total of **\$535,500** ($\$10,500 \times 51$).

For the next category **0.51 acres to 2.00 acres** there were 116 parcels with a median site size of 0.78 acres. The conclusion of value in the “before” condition was \$20,000 per parcel or \$25,641 per acre. Applying the 25% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$15,000 ($\$20,000 \times 1-0.25$) or a total of **\$1,740,000** ($\$15,000 \times 116$).

For the next category **2.10 acres to 6.00 acres** there were 15 parcels with a median site size of 2.70 acres. The conclusion of value in the “before” condition was \$37,000 per parcel or \$13,704 per acre. Applying the 25% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$27,750 ($\$37,000 \times 1-0.25$) or a total of **\$416,250** ($\$27,750 \times 15$).

For the next category **6.10 acres to 10.00 acres** there were five parcels with a median site size of 7.70 acres. The conclusion of value in the “before” condition was \$62,000 per parcel or \$8,052 per acre. Applying the 25% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$46,500 ($\$62,000 \times 1-0.25$) or a total of **\$232,500** ($\$46,500 \times 5$).

For the next category **greater than 10.10 acres** there were three parcels with a median site size of 11.40 acres. The conclusion of value in the “before” condition was \$73,000 per parcel or \$6,404 per acre. Applying the 25% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$54,750 ($\$73,000 \times 1-0.25$) or a total of **\$164,250** ($\$54,750 \times 3$).

COPCO FRONTAGE, FAIR ACCESS

For the next category Copco Frontage with Fair Access there is one parcel with **less than 2.00 acres**. The conclusion of value in the “before” condition was \$10,000 per parcel or \$13,333 per acre. Applying the 25% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$7,500 ($\$10,000 \times 1-0.25$) or a total of **\$7,500** ($\$7,500 \times 1$).

For the next category Copco Frontage with Fair Access there is one parcel with **2.10 to 5.00 acres**. The conclusion of value in the “before” condition was \$18,500 per parcel or \$9,250 per acre. Applying the 25% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$13,875 ($\$18,500 \times 1-0.25$) or a total of **\$13,875** ($\$13,875 \times 1$).

For the next category Copco Frontage with Fair Access there is one parcel with **5.10 to 10.00 acres**. The conclusion of value in the “before” condition was \$31,000 per parcel or \$5,636 per acre. Applying the 25% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$23,250 ($\$31,000 \times 1-0.25$) or a total of **\$23,250** ($\$23,250 \times 1$).

For the next category Copco Frontage with Fair Access there are five parcels which range in size from **10.10 acres to 19.00 acres** and a median size of 10.10 acres. The conclusion of value in the “before” condition was \$36,500 per parcel or \$3,614 per acre. Applying the 25% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$27,375 ($\$36,500 \times 1-0.25$) or a total of **\$136,875** ($\$27,375 \times 5$).

For the next category Copco Frontage with Fair Access there are eight parcels which range in a size **greater than 19.10 acres** and a median size of 35.30 acres. The conclusion of value in the “before” condition was \$64,000 per parcel or \$1,813 per acre. Applying the 25% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$48,000 ($\$64,000 \times 1-0.25$) or a total of **\$384,000** ($\$48,000 \times 8$).

RESERVOIR VIEW IRON GATE, FAIR ACCESS

For the next category Iron Gate with fair access of **less than 2.00 acres** there were five parcels with a median site size of 1.40 acres. The conclusion of value in the “before” condition was \$8,000 per parcel or \$5,714 per acre. Applying the 35% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$5,200 ($\$8,000 \times 1 - 0.35$) or a total of **\$26,000** ($\$5,200 \times 5$).

For the next category Iron Gate with Fair Access there are 194 parcels which range in a size from **2.10 to 6.00 acres** and a median size of 2.60 acres. The conclusion of value in the “before” condition was \$10,000 per parcel or \$3,846 per acre. Applying the 35% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$6,500 ($\$10,000 \times 1 - 0.35$) or a total of **\$1,261,000** ($\$6,500 \times 194$).

For the next category **6.10 acres to 10.00 acres** there were seven parcels with a median site size of 10.00 acres. The conclusion of value in the “before” condition was \$20,000 per parcel or \$2,000 per acre. Applying the 35% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$13,000 ($\$20,000 \times 1 - 0.35$) or a total of **\$91,000** ($\$13,000 \times 7$).

For the last category **greater than 10.10 acres** there were six parcels with a median site size of 33.00 acres. The conclusion of value in the “before” condition was \$36,000 per parcel or \$1,097 per acre. Applying the 35% discount for going from reservoir to river view to the “before” conclusion of the median valued parcel yields an indication of value of the “after” condition of \$23,400 ($\$36,000 \times 1 - 0.35$) or a total of **\$140,400** ($\$23,400 \times 6$).

SUMMARY OF CONCLUSIONS – AFTER CONDITION

The table below summarizes our conclusions for the value of the individual groupings. The value of the impacted parcels in the “after condition”, in the aggregate is \$6,350,785.

View	Frontage	Access	Parcel Size-Acres	Median Size-Acres	No. of Parcels	After Value		
						Total	Per Acre	Extension
Copco	None	Average	<0.50	0.40	119	\$3,250	\$8,125	\$386,750
Copco	None	Average	0.51-2.00	0.80	93	\$4,420	\$5,525	\$411,060
Copco	None	Average	2.10-6.00	3.21	19	\$9,100	\$2,835	\$172,900
Copco	None	Average	6.10-10.00	7.73	8	\$13,650	\$1,766	\$109,200
Copco	None	Average	10.10>	12.00	2	\$16,250	\$1,354	\$32,500
Copco	None	Fair	<5.00	4.65	2	\$4,550	\$978	\$9,100
Copco	None	Fair	5.10>	10.13	7	\$8,125	\$802	\$56,875
Copco	Yes	Average	<0.50	0.34	51	\$10,500	\$30,882	\$535,500
Copco	Yes	Average	0.51-2.00	0.78	116	\$15,000	\$19,231	\$1,740,000
Copco	Yes	Average	2.10-6.00	2.70	15	\$27,750	\$10,278	\$416,250
Copco	Yes	Average	6.10-10.00	7.70	5	\$46,500	\$6,039	\$232,500
Copco	Yes	Average	10.10>	11.40	3	\$54,750	\$4,803	\$164,250
Copco	Yes	Fair	<2.00	0.75	1	\$7,500	\$10,000	\$7,500
Copco	Yes	Fair	2.10-5.00	2.00	1	\$13,875	\$6,938	\$13,875
Copco	Yes	Fair	5.10-10.00	5.50	1	\$23,250	\$4,227	\$23,250
Copco	Yes	Fair	10.00-19.00	10.10	5	\$27,375	\$2,710	\$136,875
Copco	Yes	Fair	19.00>	35.30	8	\$48,000	\$1,360	<u>\$384,000</u>
Copco Parcel Subtotal					456			\$4,832,385
Iron Gate	None	Fair	<2.00	1.40	5	\$5,200	\$3,714	\$26,000
Iron Gate	None	Fair	2.10-6.00	2.60	194	\$6,500	\$2,500	\$1,261,000
Iron Gate	None	Fair	6.10-10.00	10.00	7	\$13,000	\$1,300	\$91,000
Iron Gate	None	Fair	10.10>	33.00	6	\$23,400	\$713	<u>\$140,400</u>
Iron Gate Parcel Subtotal					212			\$1,518,400
Impacted Parcel Total					668			\$6,350,785

CONCLUSION

In the preceding sections we valued the impacted parcels in their “before” condition and then in their “after” condition. The financial impact of the removal of the dams to the surrounding area is measured by the difference in the “before” and “after” values. The table summarizes the value conclusions for the two conditions and then the difference.

Impacted Parcels – “before” condition, in the aggregate	\$9,020,900
Impacted Parcels – “after” condition, in the aggregate	<u>\$6,350,785</u>
Difference	(\$2,670,115)
Percentage decrease	29.6%

As the table shows the total impact to the neighborhoods of the Iron Gate and Copco reservoirs is calculated to be \$2,670,115, or **\$2,700,000 rounded**.

IMPACT TO THE SISKIYOU COUNTY TAX ROLL – LAND VALUE 2008

We were also requested to estimate the impact of the dam removal to the county assessment roll. To measure the impact we totaled the land assessment component from the 2008 tax roll for each of the parcels on the impacted parcel list. The total assessment from that list was \$8,570,030. We then compared that number with our estimate of the total value of the land of the impacted parcels which calculated to \$6,350,785 (see Impacted Parcels – after condition.) The difference in the two numbers is \$2,219,245, **\$2,200,000 rounded**, which then is the measure of the impact to the Siskiyou County assessment roll if the dams are removed. The table below summarizes the various numbers.

Siskiyou County Assessed Land Value 2008	“After” Value Aggregate	Difference	Percent Different
\$8,570,030	\$6,350,785	\$2,219,245	26%
<i>Six of the 668 impacted APNs weren't represented in the 2008 Tax Roll- most likely due to parcel number change</i>			

VALUE CONCLUSIONS

Based upon the work undertaken and our experience as real estate analysts and appraisers, we have formed the opinion, as of April 2008, subject to assignment conditions that are a part of this report, that the subject has retrospective values as follows:

Market Value Estimate of the Impacted Parcel – Before Condition – In the Aggregate

**Nine Million Twenty Thousand Nine Hundred Dollars
\$9,020,900**

Market Value Estimate of the Impacted Parcels – After Condition – In the Aggregate

**Six Million Three Hundred fifty Thousand Seven Hundred Eighty-five Dollars
\$6,350,785**

Difference in the Market Value Estimates - Before and After – In the Aggregate or Measure of the Financial Impact of the Dam Removals

**Two Million Six Hundred Seventy Thousand One hundred fifteen Dollars
\$2,670,115,
\$2,700,000 Rounded**

Land Value Component –Impacted Parcels - 2008 Siskiyou County Assessment Roll

**Eight Million Five Hundred Seventy Thousand Thirty Dollars
\$8,570,030**

Market Value estimate of the Impacted Parcels – After Condition – In the Aggregate

**Six Million Three Hundred Fifty Thousand Seven Hundred Eighty Five Dollars
\$6,350,785**

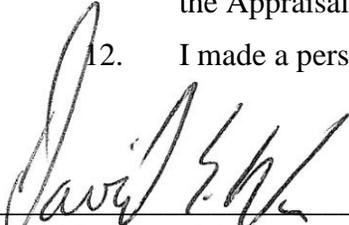
Difference – Measure of Impact to the Tax Roll

**Two Million Two Hundred Nineteen Thousand Two Hundred Forty-five Dollars
\$2,219,245
\$2,200,000 Rounded**

VI. APPRAISER'S CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.
2. The analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased and professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. Howard Pearson, MAI provided significant assistance in the development and analysis of the valuation section of this assignment.
11. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.
12. I made a personal inspection of the impact area that is the subject of this report.

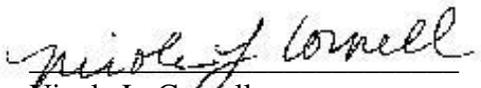


David B. Wraa, MAI
California Certified General
Real Estate Appraiser
Certificate No. AG023713

APPRAISER'S CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.
2. The analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased and professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the impacted parcels that are the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the impacted parcels that are the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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 report.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
9. Howard Pearson, MAI provided significant assistance in the development and analysis of the valuation section of this assignment.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, I have completed the continuing education program of the Office of Real Estate Appraisers.
12. I have made a personal inspection of the impact area that is the subject of this report.



Nicole L. Cornell
California Certified Residential
Real Estate Appraiser
Certificate No. AR035899

ADDENDUM

PROFESSIONAL QUALIFICATIONS

**PROFESSIONAL QUALIFICATIONS OF
DAVID B. WRAA, MAI**

(Principal in the firm of Bender Rosenthal, Inc.)

PROFESSIONAL EXPERIENCE

David B. Wraa, MAI has been involved in real estate appraising and consulting since 1989. His professional experience in real estate appraisal encompasses a broad range of property types that include industrial, office, retail, multi-family, mobile home parks, self storage facilities, elderly housing, condemnation, right-of-way, residential subdivisions, theaters, schools, marinas, and various agricultural/rural residential property types. He is a member of the Appraisal Institute with the MAI designation, a Certified General Real Estate Appraiser in the State of California, and a member of the Sacramento Estate Planning Council.

Mr. Wraa is the President of the Sacramento-Sierra Chapter of the Appraisal Institute, current Regional Representative, as well as the past Vice President, Education Chair and Secretary Treasurer for the chapter.

Prior to his career in real estate, Mr. Wraa attended UC Davis, majoring in Agricultural Science and Management (Bachelor of Science degree). Upon graduation, he immediately entered the appraisal field with a specialty in wineries and vineyards (1989-1995). Mr. Wraa also has a diverse commercial background appraising various property types throughout the Bay Area and Sacramento regions since 1995.

REPRESENTATIVE VALUATIONS INCLUDE

Industrial – Existing and proposed industrial properties including distribution warehouses, storage warehouses, light industrial/manufacturing and research and development properties.

Office - Existing and proposed office developments for lending institutions and owners.

Retail - Proposed and existing shopping centers, free standing buildings, mixed-use buildings, and restaurants.

Multi-Family Residential - Existing and proposed apartment complexes, condominiums, and loft projects in the Sacramento Metropolitan Area and Bay Area.

Medical - Existing and proposed medical clinics and dental offices.

Elderly Housing – Existing and proposed congregate care and residential care facilities throughout the Bay Area and Central Valley.

Residential Developments - Proposed and existing residential subdivisions throughout the Bay Area and Central Valley.

Agricultural – Vineyards, wineries, orchards, field/row crop land, and rural residential properties.

Special Use Properties – Special use properties include theaters throughout Northern California, schools in the Bay Area and Sacramento regions, marinas in the Sacramento MSA and Delta region.

Land - Various types of land appraised such as commercial land, retail pad sites, residential land, transitional land, and agricultural/rural residential land.

Eminent Domain - Improved and unimproved properties involving full and partial takings for municipalities, quasi-public companies, developers, and property owners.

Litigation – Valuations performed on various property types for eminent domain, arbitration, and divorce cases.

PROFESSIONAL AFFILIATIONS

Appraisal Institute (MAI, #11903), Current Member, President of Sacramento-Sierra Chapter
Sacramento Estate Planning Council, Current Member

PROFESSIONAL QUALIFICATIONS OF

NICOLE L. CORNELL

Certified Residential License

CL# AR035899

Nicole L. Cornell has been in the real estate industry for eleven years with the last eight years concentrated on residential appraisal. Her professional experience in residential appraisal has exposed her to the many types of residential properties including: homogenous single family homes, acreage properties, custom homes, and two to four unit multi-family properties. Ms. Cornell attended Southern Oregon University in Ashland, Oregon, and obtained her Bachelor of Science in English with a minor in Economics. She holds her Certified Residential License in the State of California.

Professional Experience

Bender Rosenthal, Inc. - Certified Residential Appraiser

Compass AC- Owner/Contract Residential Appraiser

Wachovia/World Savings- Staff Residential Appraiser and Reviewer

CB Richard Ellis- Properties Researcher Industrial and Office

Education

Bachelor of Science in English, Minor Economics, Southern Oregon University

Appraisal Education

Residential Appraisal Update Class Appraisal Institute
7-Hour National USPAP Update Course Appraisal Institute
Appraiser as an Expert Witness Appraisal Institute
2009 Appraisal Institute Fall Conference
Federal and State Laws and Regulations
Appraising FHA Today
50th Annual Monterey Bay Appraisal Seminar
7-Hour National USPAP
Comment Writing Workshop
Appraising the High End Home
Real Estate Appraisal Applications

Understanding Real Estate Markets
You Make the Call
Soils and Structures
Appraisal Review II
Appraising 2-4 Unit Properties
15 Hour USPAP Course with Exam
Techniques to Appraising Complex Residential Properties
Appraising Complex Properties
Foundations of Real Estate Appraisal
Appraising the Single Family Residence

Memberships

Real Estate Appraiser Association- Sacramento Chapter

Associate Member of the Appraisal Institute

MASTER POTENTIALLY IMPACTED PARCEL LIST

Copco & Iron Gate Potentially Impacted Parcel List

APN	View/Frontage	Access	Land Use	Acres	Percolation	Parcel Type
406017000	No View	Average	Agricultural	367.70	approved	50+ Acres
404059000	Reservoir View Copco	Average	Agricultural	157.20	approved	50+ Acres
404003000	Reservoir View Copco	Average	Agricultural	435.00	undeveloped	50+ Acres
401002000	Reservoir View Copco	Fair	Timber	240.00	approved	50+ Acres
401011000	Reservoir View Copco	Fair	Agricultural	840.00	undeveloped	50+ Acres
402050000	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	480.00	undeveloped	50+ Acres
405032000	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	396.00	undeveloped	50+ Acres
401060000	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	300.00	undeveloped	50+ Acres
402001000	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	229.00	undeveloped	50+ Acres
401004000	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	224.00	undeveloped	50+ Acres
436002000	Reservoir View Copco	Fair	Agricultural	215.00	undeveloped	50+ Acres
403030100	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	132.00	undeveloped	50+ Acres
403093100	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	85.50	undeveloped	50+ Acres
404060100	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	80.00	undeveloped	50+ Acres
436001000	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	80.00	undeveloped	50+ Acres
403037100	Reservoir Frontage/Access	Fair	Vacant Rural Land (20 Acre Min.)	131.70	undeveloped	50+ Acres
405040100	Reservoir Frontage/Access	Fair	Vacant Rural Land (20 Acre Min.)	279.00	undeveloped	50+ Acres
403046000	Reservoir Frontage/Access	Fair	Vacant Rural Land (20 Acre Min.)	453.80	undeveloped	50+ Acres
4106013000	No View	Fair	Rural (20 Acre Min.)	543.00	undeveloped	50+ Acres
410404000	No View	Fair	Rural SFR (20 Acre Min.)	52.59	undeveloped	50+ Acres
4103015000	Reservoir View Iron Gate	Fair	Vacant Rural Land (20 Acre Min.)	60.00	undeveloped	50+ Acres
4105004000	Reservoir View Iron Gate	Fair	Vacant Rural Land (20 Acre Min.)	320.00	approved	50+ Acres
4106002000	Reservoir View Iron Gate	Fair	Vacant Rural Land (20 Acre Min.)	73.50	approved	50+ Acres
4106011000	Reservoir View Iron Gate	Fair	Rural SFR (20 Acre Min.)	160.00	approved	50+ Acres
4104039000	Reservoir View Iron Gate	Fair	Rural SFR (20 Acre Min.)	67.41	approved	50+ Acres
4105003000	Reservoir View Iron Gate	Fair	Vacant Rural Land (20 Acre Min.)	160.00	per- pending	50+ Acres
4104012000	Reservoir View Iron Gate	Fair	Vacant Rural Land (20 Acre Min.)	80.00	undeveloped	50+ Acres
4104014000	Reservoir View Iron Gate	Fair	Vacant Rural Land (20 Acre Min.)	301.70	undeveloped	50+ Acres
4106010000	Reservoir View Iron Gate	Fair	Vacant Rural Land (20 Acre Min.)	160.00	undeveloped	50+ Acres
4106015000	Reservoir View Iron Gate	Fair	Vacant Rural Land (20 Acre Min.)	160.00	undeveloped	50+ Acres
4103016000	Reservoir View Iron Gate	Fair	Rural (20 Acre Min.)	80.00	approved	50+ Acres
4460221000	Klamath River	Average	Vacant Residential Land	3.85	approved	Klamath River
4460201000	Klamath River	Average	SFR	3.49	approved	Klamath River
4460231000	Klamath River	Average	SFR	2.91	approved	Klamath River
4460301000	Klamath River	Average	SFR	1.02	approved	Klamath River
4460041000	Klamath River	Average	Vacant Residential Land	0.51	approved	Klamath River
4460051000	Klamath River	Average	Vacant Residential Land	0.51	approved	Klamath River
4510341000	Klamath River	Average	Vacant Residential Land	0.50	approved	Klamath River
4510261000	Klamath River	Average	SFR	0.30	approved	Klamath River
4510291000	Klamath River	Average	SFR	0.30	approved	Klamath River
4510301000	Klamath River	Average	SFR	0.30	approved	Klamath River
4510311000	Klamath River	Average	SFR	0.30	approved	Klamath River
4510321000	Klamath River	Average	SFR	0.30	approved	Klamath River
4510071000	Klamath River	Average	SFR	0.20	approved	Klamath River
4510131000	Klamath River	Average	SFR	0.20	approved	Klamath River
4460191000	Klamath River	Average	SFR	3.79	on site	Klamath River
4500511000	Klamath River	Average	Vacant Residential Land	0.80	on site	Klamath River
4500221000	Klamath River	Average	Vacant Residential Land	0.30	on site	Klamath River
4500451000	Klamath River	Average	Vacant Residential Land	0.20	on site	Klamath River
4460211000	Klamath River	Average	SFR	3.85	undeveloped	Klamath River
4460311000	Klamath River	Average	Vacant Residential Land	1.99	undeveloped	Klamath River
4460321000	Klamath River	Average	SFR	1.25	undeveloped	Klamath River
4500501000	Klamath River	Average	Vacant Residential Land	0.90	undeveloped	Klamath River
4460281000	Klamath River	Average	Vacant Residential Land	0.81	undeveloped	Klamath River
4460091000	Klamath River	Average	Vacant Residential Land	0.75	undeveloped	Klamath River

APN	View/Frontage	Access	Land Use	Acres	Percolation	Parcel Type
4460031000	Klamath River	Average	Vacant Residential Land	0.72	undeveloped	Klamath River
4500181000	Klamath River	Average	Vacant Residential Land	0.70	undeveloped	Klamath River
4510351000	Klamath River	Average	SFR	0.52	undeveloped	Klamath River
4460061000	Klamath River	Average	Vacant Residential Land	0.51	undeveloped	Klamath River
4460071000	Klamath River	Average	Vacant Residential Land	0.51	undeveloped	Klamath River
4510211000	Klamath River	Average	SFR	0.50	undeveloped	Klamath River
4500171000	Klamath River	Average	Vacant Residential Land	0.50	undeveloped	Klamath River
4510221000	Klamath River	Average	SFR	0.40	undeveloped	Klamath River
4500131000	Klamath River	Average	Vacant Residential Land	0.40	undeveloped	Klamath River
4500161000	Klamath River	Average	Vacant Residential Land	0.40	undeveloped	Klamath River
4500191000	Klamath River	Average	Vacant Residential Land	0.40	undeveloped	Klamath River
4510361000	Klamath River	Average	SFR	0.31	undeveloped	Klamath River
4500431000	Klamath River	Average	SFR	0.30	undeveloped	Klamath River
4510271000	Klamath River	Average	SFR	0.30	undeveloped	Klamath River
4510281000	Klamath River	Average	SFR	0.30	undeveloped	Klamath River
4460261000	Klamath River	Average	Vacant Residential Land	0.30	undeveloped	Klamath River
4500201000	Klamath River	Average	Vacant Residential Land	0.30	undeveloped	Klamath River
4500211000	Klamath River	Average	Vacant Residential Land	0.30	undeveloped	Klamath River
4500301000	Klamath River	Average	Vacant Residential Land	0.30	undeveloped	Klamath River
4500441000	Klamath River	Average	Vacant Residential Land	0.30	undeveloped	Klamath River
4500311000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4500321000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4500331000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4500341000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4500351000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4500361000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4500461000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4500471000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4500481000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4510061000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4510081000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4510111000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4510121000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4510141000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4510151000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4510161000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4510171000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4510181000	Klamath River	Average	Vacant Residential Land	0.20	undeveloped	Klamath River
4460271000	Klamath River	Average	Vacant Residential Land	0.14	undeveloped	Klamath River
4040581000	No View	Average	Agricultural	15.30	approved	No View
4040900000	No View	Average	Agricultural	45.00	undeveloped	No View
4040641000	No View	Average	Vacant Commercial	3.80	undeveloped	No View
4040651000	No View	Average	Vacant Commercial	3.80	undeveloped	No View
4040381000	No View	Average	SFR	2.50	undeveloped	No View
4393591000	No View	Fair	Vacant Residential Land	3.10	undeveloped	No View
4393601000	No View	Fair	Vacant Residential Land	0.40	undeveloped	No View
102140280000	No View	Average	Vacant Residential Land	3.00	approved	No View
102170150000	No View	Average	Vacant Residential Land	2.70	approved	No View
102150210000	No View	Average	Vacant Residential Land	2.50	approved	No View
102180100000	No View	Average	Vacant Residential Land	2.90	on site	No View
102180110000	No View	Average	SFR	2.60	on site	No View
102160260000	No View	Average	Vacant Residential Land	2.60	on site	No View
102140200000	No View	Average	Vacant Residential Land	2.60	perc pending	No View
102180220000	No View	Average	Vacant Residential Land	3.74	undeveloped	No View
102140190000	No View	Average	Vacant Residential Land	3.30	undeveloped	No View
102140310000	No View	Average	Vacant Residential Land	3.20	undeveloped	No View

APN	View/Frontage	Access	Land Use	Acres	Percolation	Parcel Type
10218003000	No View	Average	Vacant Residential Land	2.50	undeveloped	No View
10218004000	No View	Average	Vacant Residential Land	2.50	undeveloped	No View
10218005000	No View	Average	Vacant Residential Land	2.50	undeveloped	No View
10218006000	No View	Average	Vacant Residential Land	2.50	undeveloped	No View
10218007000	No View	Average	Vacant Residential Land	2.50	undeveloped	No View
10218008000	No View	Average	Vacant Residential Land	2.50	undeveloped	No View
10212016000	No View	Fair	SFR	5.30	approved	No View
10211026000	No View	Fair	Vacant Residential Land	4.50	approved	No View
41390130000	No View	Fair	SFR	4.13	approved	No View
10211088000	No View	Fair	Vacant Residential Land	4.10	approved	No View
10226024000	No View	Fair	Vacant Residential Land	4.00	approved	No View
10226016000	No View	Fair	SFR	3.50	approved	No View
10227019000	No View	Fair	SFR	3.30	approved	No View
10228098000	No View	Fair	Vacant Residential Land	2.90	approved	No View
10209112000	No View	Fair	Vacant Residential Land	2.80	approved	No View
10220003000	No View	Fair	Vacant Residential Land	2.70	approved	No View
10212015000	No View	Fair	SFR	2.60	approved	No View
10225002000	No View	Fair	SFR	2.60	approved	No View
10227006000	No View	Fair	SFR	2.60	approved	No View
10229019000	No View	Fair	SFR	2.60	approved	No View
10212019000	No View	Fair	Vacant Residential Land	2.60	approved	No View
10211013000	No View	Fair	SFR	2.50	approved	No View
10222020000	No View	Fair	SFR	2.50	approved	No View
10224015000	No View	Fair	SFR	2.50	approved	No View
10224019000	No View	Fair	SFR	2.50	approved	No View
10226026000	No View	Fair	SFR	2.50	approved	No View
10207120000	No View	Fair	Vacant Residential Land	2.50	approved	No View
10220012000	No View	Fair	Vacant Residential Land	2.50	approved	No View
10220020000	No View	Fair	Vacant Residential Land	2.50	approved	No View
10229004000	No View	Fair	Vacant Residential Land	2.50	approved	No View
10229023000	No View	Fair	Vacant Residential Land	2.50	approved	No View
10221032000	No View	Fair	Vacant Residential Land	3.60	on site	No View
10222022000	No View	Fair	Vacant Residential Land	3.40	on site	No View
10238005000	No View	Fair	Vacant Residential Land	3.40	on site	No View
10228096000	No View	Fair	Vacant Residential Land	3.10	on site	No View
10221033000	No View	Fair	Vacant Residential Land	2.90	on site	No View
10227013000	No View	Fair	Vacant Residential Land	2.70	on site	No View
10223018000	No View	Fair	Vacant Residential Land	2.60	on site	No View
10227025000	No View	Fair	Vacant Residential Land	2.60	on site	No View
10235013000	No View	Fair	Vacant Residential Land	2.60	on site	No View
10221034000	No View	Fair	Vacant Residential Land	2.50	on site	No View
10223017000	No View	Fair	Vacant Residential Land	2.50	on site	No View
10224003000	No View	Fair	Vacant Residential Land	2.50	on site	No View
10226004000	No View	Fair	Vacant Residential Land	2.50	on site	No View
10226015000	No View	Fair	Vacant Residential Land	2.50	on site	No View
10230005000	No View	Fair	Vacant Residential Land	2.50	on site	No View
10208108000	No View	Fair	Vacant Residential Land	2.90	perc pending	No View
10212008000	No View	Fair	Vacant Residential Land	2.60	perc pending	No View
10201105000	No View	Fair	Vacant Residential Land	2.50	perc pending	No View
10211014000	No View	Fair	Vacant Residential Land	2.50	perc pending	No View
10211017000	No View	Fair	Vacant Residential Land	2.50	perc pending	No View
10211020000	No View	Fair	Vacant Residential Land	2.50	perc pending	No View
4104028000	No View	Fair	Vacant Residential Land	10.00	undeveloped	No View
4104017000	No View	Fair	Vacant Residential Land	10.00	undeveloped	No View
4104018000	No View	Fair	Vacant Residential Land	10.00	undeveloped	No View
4104027000	No View	Fair	Vacant Residential Land	10.00	undeveloped	No View

APN	View/Frontage	Access	Land Use	Acres	Percolation	Parcel Type
41390110000	No View	Fair	Vacant Residential Land	5.99	undeveloped	No View
41390180000	No View	Fair	Vacant Residential Land	5.76	undeveloped	No View
41040190000	No View	Fair	Vacant Residential Land	5.00	undeveloped	No View
41040240000	No View	Fair	Vacant Residential Land	5.00	undeveloped	No View
102110190000	No View	Fair	Vacant Residential Land	4.80	undeveloped	No View
102110010000	No View	Fair	Vacant Residential Land	4.60	undeveloped	No View
102071120000	No View	Fair	Vacant Residential Land	4.20	undeveloped	No View
102120040000	No View	Fair	Vacant Residential Land	4.20	undeveloped	No View
102120100000	No View	Fair	Vacant Residential Land	4.20	undeveloped	No View
41390210000	No View	Fair	Vacant Residential Land	4.13	undeveloped	No View
102380150000	No View	Fair	Vacant Residential Land	4.10	undeveloped	No View
41390060000	No View	Fair	Vacant Residential Land	4.01	undeveloped	No View
41390160000	No View	Fair	Vacant Residential Land	3.99	undeveloped	No View
41390040000	No View	Fair	Vacant Residential Land	3.90	undeveloped	No View
41390200000	No View	Fair	Vacant Residential Land	3.86	undeveloped	No View
41390140000	No View	Fair	Vacant Residential Land	3.84	undeveloped	No View
41390030000	No View	Fair	Vacant Residential Land	3.81	undeveloped	No View
41390050000	No View	Fair	Vacant Residential Land	3.75	undeveloped	No View
41390020000	No View	Fair	Vacant Residential Land	3.72	undeveloped	No View
102270070000	No View	Fair	Vacant Residential Land	3.70	undeveloped	No View
41390150000	No View	Fair	Vacant Residential Land	3.61	undeveloped	No View
41390190000	No View	Fair	Vacant Residential Land	3.53	undeveloped	No View
41390120000	No View	Fair	Vacant Residential Land	3.46	undeveloped	No View
102081130000	No View	Fair	Vacant Residential Land	3.40	undeveloped	No View
102250060000	No View	Fair	Vacant Residential Land	3.40	undeveloped	No View
102081040000	No View	Fair	Vacant Residential Land	3.30	undeveloped	No View
102320030000	No View	Fair	Vacant Residential Land	3.30	undeveloped	No View
102330140000	No View	Fair	Vacant Residential Land	3.30	undeveloped	No View
102071110000	No View	Fair	Vacant Residential Land	3.20	undeveloped	No View
102081140000	No View	Fair	Vacant Residential Land	3.20	undeveloped	No View
102091060000	No View	Fair	Vacant Residential Land	3.20	undeveloped	No View
102280060000	No View	Fair	Vacant Residential Land	3.20	undeveloped	No View
41390010000	No View	Fair	Vacant Residential Land	3.12	undeveloped	No View
41390230000	No View	Fair	Vacant Residential Land	3.12	undeveloped	No View
102091110000	No View	Fair	Vacant Residential Land	3.10	undeveloped	No View
102150010000	No View	Fair	Vacant Residential Land	3.10	undeveloped	No View
102320010000	No View	Fair	Vacant Residential Land	3.10	undeveloped	No View
102360130000	No View	Fair	Vacant Residential Land	3.10	undeveloped	No View
102370080000	No View	Fair	Vacant Residential Land	3.10	undeveloped	No View
102071070000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102081160000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102091070000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102091080000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102130010000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102130130000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102130160000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102220070000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102230190000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102260270000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102330090000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102330160000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102330170000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
102350100000	No View	Fair	Vacant Residential Land	3.00	undeveloped	No View
41390220000	No View	Fair	Vacant Residential Land	2.92	undeveloped	No View
102081050000	No View	Fair	Vacant Residential Land	2.90	undeveloped	No View
102081190000	No View	Fair	Vacant Residential Land	2.90	undeveloped	No View

APN	View/Frontage	Access	Land Use	Acres	Percolation	Parcel Type
102200130000	No View	Fair	Vacant Residential Land	2.50	undeveloped	No View
102210010000	No View	Fair	Vacant Residential Land	2.50	undeveloped	No View
102210060000	No View	Fair	Vacant Residential Land	2.50	undeveloped	No View
102210150000	No View	Fair	Vacant Residential Land	2.50	undeveloped	No View
102220150000	No View	Fair	Vacant Residential Land	2.50	undeveloped	No View
102230010000	No View	Fair	Vacant Residential Land	2.50	undeveloped	No View
102230070000	No View	Fair	Vacant Residential Land	2.50	undeveloped	No View
102230090000	No View	Fair	Vacant Residential Land	2.50	undeveloped	No View
4040661000	Reservoir View Copco	Average	Vacant Residential Land	12.20	undeveloped	Reservoir View Copco
4393401000	Reservoir View Copco	Average	SFR	11.80	undeveloped	Reservoir View Copco
4050141000	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	47.90	undeveloped	Reservoir View Copco
4050310000	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	40.60	undeveloped	Reservoir View Copco
4050230000	Reservoir View Copco	Fair	Vacant Rural Land (20 Acre Min.)	40.00	undeveloped	Reservoir View Copco
4050340000	Reservoir View Copco	Fair	Vacant Residential Land	10.13	undeveloped	Reservoir View Copco
4050350000	Reservoir View Copco	Fair	Vacant Residential Land	10.13	undeveloped	Reservoir View Copco
4050360000	Reservoir View Copco	Fair	Vacant Residential Land	10.13	undeveloped	Reservoir View Copco
4050370000	Reservoir View Copco	Fair	Vacant Residential Land	10.13	undeveloped	Reservoir View Copco
4030440000	Reservoir View Copco	Fair	Vacant Residential Land	9.90	undeveloped	Reservoir View Copco
4450441000	Reservoir View Copco	Average	SFR	5.30	approved	Reservoir View Copco
4450391000	Reservoir View Copco	Average	Vacant Residential Land	2.40	approved	Reservoir View Copco
4450501000	Reservoir View Copco	Average	SFR	2.34	approved	Reservoir View Copco
4430371000	Reservoir View Copco	Average	SFR	2.00	approved	Reservoir View Copco
4050330000	Reservoir View Copco	Average	Vacant Residential Land	1.50	approved	Reservoir View Copco
4410141000	Reservoir View Copco	Average	SFR	0.99	approved	Reservoir View Copco
4420281000	Reservoir View Copco	Average	SFR	0.89	approved	Reservoir View Copco
4500521000	Reservoir View Copco	Average	SFR	0.80	approved	Reservoir View Copco
4500091000	Reservoir View Copco	Average	SFR	0.70	approved	Reservoir View Copco
4450211000	Reservoir View Copco	Average	SFR	0.58	approved	Reservoir View Copco
4450321000	Reservoir View Copco	Average	SFR	0.55	approved	Reservoir View Copco
4440061000	Reservoir View Copco	Average	SFR	0.51	approved	Reservoir View Copco
4500051000	Reservoir View Copco	Average	SFR	0.50	approved	Reservoir View Copco
4400191000	Reservoir View Copco	Average	SFR	0.47	approved	Reservoir View Copco
4440081000	Reservoir View Copco	Average	SFR	0.46	approved	Reservoir View Copco
4400151000	Reservoir View Copco	Average	Vacant Residential Land	0.46	approved	Reservoir View Copco
4510101000	Reservoir View Copco	Average	SFR	0.20	approved	Reservoir View Copco
4450041000	Reservoir View Copco	Average	Vacant Residential Land	0.08	approved	Reservoir View Copco
4470181000	Reservoir View Copco	Average	SFR	0.30	approved	Reservoir View Copco
4400071000	Reservoir View Copco	Average	Vacant Residential Land	1.14	on site	Reservoir View Copco
4490211000	Reservoir View Copco	Average	Vacant Residential Land	0.31	on site	Reservoir View Copco
4393201000	Reservoir View Copco	Average	SFR	0.68	perc pending	Reservoir View Copco
4393281000	Reservoir View Copco	Average	SFR	8.30	undeveloped	Reservoir View Copco
4393301000	Reservoir View Copco	Average	Vacant Residential Land	7.74	undeveloped	Reservoir View Copco
4393311000	Reservoir View Copco	Average	Vacant Residential Land	7.72	undeveloped	Reservoir View Copco
4393291000	Reservoir View Copco	Average	Vacant Residential Land	7.70	undeveloped	Reservoir View Copco
4393341000	Reservoir View Copco	Average	Vacant Residential Land	7.70	undeveloped	Reservoir View Copco
4550031000	Reservoir View Copco	Average	Vacant Residential Land	6.90	undeveloped	Reservoir View Copco
4400701000	Reservoir View Copco	Average	Vacant Residential Land	5.40	undeveloped	Reservoir View Copco
4040331000	Reservoir View Copco	Average	Vacant Residential Land	5.20	undeveloped	Reservoir View Copco
4420501000	Reservoir View Copco	Average	Vacant Residential Land	4.68	undeveloped	Reservoir View Copco
4420491000	Reservoir View Copco	Average	Vacant Residential Land	4.09	undeveloped	Reservoir View Copco
4393321000	Reservoir View Copco	Average	SFR	3.80	undeveloped	Reservoir View Copco
4393331000	Reservoir View Copco	Average	Vacant Residential Land	3.80	undeveloped	Reservoir View Copco
4393271000	Reservoir View Copco	Average	Vacant Residential Land	3.50	undeveloped	Reservoir View Copco
4550021000	Reservoir View Copco	Average	Vacant Residential Land	3.21	undeveloped	Reservoir View Copco
4550011000	Reservoir View Copco	Average	Vacant Residential Land	2.80	undeveloped	Reservoir View Copco
4050170000	Reservoir View Copco	Average	Vacant Residential Land	2.50	undeveloped	Reservoir View Copco

APN	View/Frontage	Access	Land Use	Acres	Percolation	Parcel Type
4470031000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4470041000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4480161000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4500031000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4500041000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4500231000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4500281000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4500291000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4500371000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4500381000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4510021000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4510031000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4430171000	Reservoir View Copco	Average	Vacant Residential Land	0.16	undeveloped	Reservoir View Copco
4440471000	Reservoir View Copco	Average	Vacant Residential Land	0.14	undeveloped	Reservoir View Copco
4540071000	Reservoir View Copco	Average	Vacant Residential Land	0.10	undeveloped	Reservoir View Copco
4040251000	Reservoir View Copco	Average	Vacant Residential Land	0.10	undeveloped	Reservoir View Copco
4450181000	Reservoir View Copco	Average	Vacant Residential Land	0.09	undeveloped	Reservoir View Copco
4450401000	Reservoir View Copco	Average	Vacant Residential Land	0.04	undeveloped	Reservoir View Copco
4393691000	Reservoir View Copco	Average	Vacant Residential Land	8.71	undeveloped	Reservoir View Copco
4393651000	Reservoir View Copco	Average	Vacant Residential Land	5.84	undeveloped	Reservoir View Copco
4480281000	Reservoir View Copco	Average	SFR	1.18	undeveloped	Reservoir View Copco
4393661000	Reservoir View Copco	Average	Vacant Residential Land	0.46	undeveloped	Reservoir View Copco
4393681000	Reservoir View Copco	Average	Vacant Residential Land	0.46	undeveloped	Reservoir View Copco
4393671000	Reservoir View Copco	Average	Vacant Residential Land	0.43	undeveloped	Reservoir View Copco
4393701000	Reservoir View Copco	Average	Vacant Residential Land	0.43	undeveloped	Reservoir View Copco
4490091000	Reservoir View Copco	Average	Vacant Residential Land	0.29	undeveloped	Reservoir View Copco
4470121000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4470131000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4480191000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4500241000	Reservoir View Copco	Average	Vacant Residential Land	0.20	undeveloped	Reservoir View Copco
4470161000	Reservoir View Copco	Average	Vacant Residential Land	0.10	undeveloped	Reservoir View Copco
4430071000	Reservoir View Copco	Average	Vacant Residential Land	0.07	undeveloped	Reservoir View Copco
4030531000	Reservoir View Copco	Fair	Vacant Residential Land	5.00	undeveloped	Reservoir View Copco
4030450000	Reservoir View Copco	Fair	Vacant Residential Land	4.30	undeveloped	Reservoir View Copco
4140060000	Reservoir View Iron Gate	Fair	Vacant Rural Land (20 Acre Min.)	25.64	undeveloped	Reservoir View Iron Gate
4103013000	Reservoir View Iron Gate	Fair	Vacant Residential Land	10.00	undeveloped	Reservoir View Iron Gate
4104029000	Reservoir View Iron Gate	Fair	Vacant Residential Land	10.00	undeveloped	Reservoir View Iron Gate
4104030000	Reservoir View Iron Gate	Fair	Vacant Residential Land	10.00	undeveloped	Reservoir View Iron Gate
4139024000	Reservoir View Iron Gate	Fair	Vacant Residential Land	6.94	approved	Reservoir View Iron Gate
4106018000	Reservoir View Iron Gate	Fair	SFR	4.28	approved	Reservoir View Iron Gate
4141006000	Reservoir View Iron Gate	Fair	SFR	3.70	Approved	Reservoir View Iron Gate
10205106000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.60	approved	Reservoir View Iron Gate
10205113000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.60	approved	Reservoir View Iron Gate
10206111000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.60	approved	Reservoir View Iron Gate
10206115000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	approved	Reservoir View Iron Gate
10210116000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	approved	Reservoir View Iron Gate
4104026000	Reservoir View Iron Gate	Fair	SFR	10.00	approved	Reservoir View Iron Gate
10228001000	Reservoir View Iron Gate	Fair	SFR	2.88	approved	Reservoir View Iron Gate
4141009000	Reservoir View Iron Gate	Fair	SFR	2.70	Approved	Reservoir View Iron Gate
10231003000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	approved	Reservoir View Iron Gate
4141007000	Reservoir View Iron Gate	Fair	SFR	2.30	Approved	Reservoir View Iron Gate
4104010000	Reservoir View Iron Gate	Fair	Rural (20 Acre Min.)	40.00	approved	Reservoir View Iron Gate
10231002000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	on site	Reservoir View Iron Gate
10206112000	Reservoir View Iron Gate	Fair	SFR	3.90	perc pending	Reservoir View Iron Gate
10205104000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.60	perc pending	Reservoir View Iron Gate
10204111000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	perc pending	Reservoir View Iron Gate

APN	View/Frontage	Access	Land Use	Acres	Percolation	Parcel Type
41030140000	Reservoir View Iron Gate	Fair	Vacant Residential Land	10.00	undeveloped	Reservoir View Iron Gate
102310050000	Reservoir View Iron Gate	Fair	Vacant Residential Land	3.20	undeveloped	Reservoir View Iron Gate
102340120000	Reservoir View Iron Gate	Fair	Vacant Residential Land	3.00	undeveloped	Reservoir View Iron Gate
102370030000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.90	undeveloped	Reservoir View Iron Gate
102370040000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.90	undeveloped	Reservoir View Iron Gate
102370050000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.90	undeveloped	Reservoir View Iron Gate
102340010000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.80	undeveloped	Reservoir View Iron Gate
41410100000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.70	undeveloped	Reservoir View Iron Gate
102310040000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.70	undeveloped	Reservoir View Iron Gate
102340160000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.70	undeveloped	Reservoir View Iron Gate
102340150000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.60	undeveloped	Reservoir View Iron Gate
102370060000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.60	undeveloped	Reservoir View Iron Gate
41040230000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	undeveloped	Reservoir View Iron Gate
102310010000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	undeveloped	Reservoir View Iron Gate
102340130000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	undeveloped	Reservoir View Iron Gate
102340170000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	undeveloped	Reservoir View Iron Gate
102370010000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	undeveloped	Reservoir View Iron Gate
102370020000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.50	undeveloped	Reservoir View Iron Gate
41410150000	Reservoir View Iron Gate	Fair	SFR	1.40	undeveloped	Reservoir View Iron Gate
41410130000	Reservoir View Iron Gate	Fair	Vacant Residential Land	1.40	undeveloped	Reservoir View Iron Gate
41410010000	Reservoir View Iron Gate	Fair	SFR	1.30	undeveloped	Reservoir View Iron Gate
41410140000	Reservoir View Iron Gate	Fair	Vacant Residential Land	1.30	undeveloped	Reservoir View Iron Gate
4460081000	Klamath River	Average	Vacant Residential Land	0.84	denied	Prcc Issues
4460101000	Klamath River	Average	Vacant Residential Land	0.52	denied	Prcc Issues
4393711000	Reservoir View Copco	Average	SFR	1.53	denied	Prcc Issues
4400311000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.48	denied	Prcc Issues
4410050000	Reservoir Frontage/Access	Fair	Vacant Residential Land	0.91	denied	Prcc Issues
102160040000	No View	Average	Vacant Residential Land	2.90	denied	Prcc Issues
102210070000	No View	Fair	Vacant Residential Land	2.50	denied	Prcc Issues
102081120000	Reservoir View Iron Gate	Fair	Vacant Residential Land	2.60	no buildable	Prcc Issues
4393121000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.04	undeveloped	Reservoir Frontage/Access
4540181000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.04	undeveloped	Reservoir Frontage/Access
4420441000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.04	undeveloped	Reservoir Frontage/Access
4540171000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.05	undeveloped	Reservoir Frontage/Access
4439411000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.07	undeveloped	Reservoir Frontage/Access
4393081000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.09	undeveloped	Reservoir Frontage/Access
4393131000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.10	undeveloped	Reservoir Frontage/Access
4393141000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.10	undeveloped	Reservoir Frontage/Access
4393411000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.10	undeveloped	Reservoir Frontage/Access
4540141000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.10	undeveloped	Reservoir Frontage/Access
4430311000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.12	approved	Reservoir Frontage/Access
4393151000	Reservoir Frontage/Access	Average	SFR	0.12	undeveloped	Reservoir Frontage/Access
4393101000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.14	undeveloped	Reservoir Frontage/Access
4450031000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.15	undeveloped	Reservoir Frontage/Access
4430231000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.19	undeveloped	Reservoir Frontage/Access
4520101000	Reservoir Frontage/Access	Average	Commercial	0.20	approved	Reservoir Frontage/Access
4520111000	Reservoir Frontage/Access	Average	SFR	0.20	approved	Reservoir Frontage/Access
4520121000	Reservoir Frontage/Access	Average	Vacant Commercial	0.20	undeveloped	Reservoir Frontage/Access
4520131000	Reservoir Frontage/Access	Average	Vacant Commercial	0.20	undeveloped	Reservoir Frontage/Access
4430051000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.23	undeveloped	Reservoir Frontage/Access
4550081000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.24	undeveloped	Reservoir Frontage/Access
4550081000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.24	undeveloped	Reservoir Frontage/Access
4520081000	Reservoir Frontage/Access	Average	Commercial	0.30	approved	Reservoir Frontage/Access
4393451000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.30	undeveloped	Reservoir Frontage/Access
4520011000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.30	undeveloped	Reservoir Frontage/Access
4393221000	Reservoir Frontage/Access	Average	Vacant Residential Land	0.34	undeveloped	Reservoir Frontage/Access

APN	View/Frontage	Access	Land Use	Acres	Percolation	Parcel Type
440071000	Reservoir Frontage/Access	Average	SFR	1.07	undeveloped	Reservoir Frontage/Access
4420091000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.07	undeveloped	Reservoir Frontage/Access
4420021000	Reservoir Frontage/Access	Average	SFR	1.08	approved	Reservoir Frontage/Access
4410251000	Reservoir Frontage/Access	Average	SFR	1.08	undeveloped	Reservoir Frontage/Access
4420151000	Reservoir Frontage/Access	Average	SFR	1.08	undeveloped	Reservoir Frontage/Access
4400741000	Reservoir Frontage/Access	Average	SFR	1.09	undeveloped	Reservoir Frontage/Access
4393251000	Reservoir Frontage/Access	Average	SFR	1.10	undeveloped	Reservoir Frontage/Access
4420081000	Reservoir Frontage/Access	Average	SFR	1.11	approved	Reservoir Frontage/Access
4430061000	Reservoir Frontage/Access	Average	SFR	1.11	undeveloped	Reservoir Frontage/Access
4410091000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.12	approved	Reservoir Frontage/Access
4420141000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.12	approved	Reservoir Frontage/Access
4440461000	Reservoir Frontage/Access	Average	SFR	1.13	approved	Reservoir Frontage/Access
4520151000	Reservoir Frontage/Access	Average	Commercial	1.13	undeveloped	Reservoir Frontage/Access
4420011000	Reservoir Frontage/Access	Average	SFR	1.13	undeveloped	Reservoir Frontage/Access
4440501000	Reservoir Frontage/Access	Average	SFR	1.13	undeveloped	Reservoir Frontage/Access
4420191000	Reservoir Frontage/Access	Average	SFR	1.21	approved	Reservoir Frontage/Access
4420101000	Reservoir Frontage/Access	Average	SFR	1.24	approved	Reservoir Frontage/Access
4430361000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.34	undeveloped	Reservoir Frontage/Access
4430301000	Reservoir Frontage/Access	Average	SFR	1.38	undeveloped	Reservoir Frontage/Access
4393061000	Reservoir Frontage/Access	Average	SFR	1.40	undeveloped	Reservoir Frontage/Access
4393011000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.40	undeveloped	Reservoir Frontage/Access
4393571000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.40	undeveloped	Reservoir Frontage/Access
4393551000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.50	undeveloped	Reservoir Frontage/Access
4040490000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.60	undeveloped	Reservoir Frontage/Access
4420181000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.68	on site	Reservoir Frontage/Access
4393531000	Reservoir Frontage/Access	Average	SFR	1.70	undeveloped	Reservoir Frontage/Access
4393461000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.70	undeveloped	Reservoir Frontage/Access
4040461000	Reservoir Frontage/Access	Average	Vacant Residential Land	1.70	undeveloped	Reservoir Frontage/Access
4393031000	Reservoir Frontage/Access	Average	SFR	1.90	undeveloped	Reservoir Frontage/Access
4420461000	Reservoir Frontage/Access	Average	SFR	1.90	undeveloped	Reservoir Frontage/Access
4030160000	Reservoir Frontage/Access	Average	Vacant Residential Land	2.00	undeveloped	Reservoir Frontage/Access
4050291000	Reservoir Frontage/Access	Fair	SFR	2.00	undeveloped	Reservoir Frontage/Access
4420471000	Reservoir Frontage/Access	Average	SFR	2.02	approved	Reservoir Frontage/Access
4040500000	Reservoir Frontage/Access	Average	Vacant Residential Land	2.40	undeveloped	Reservoir Frontage/Access
4450491000	Reservoir Frontage/Access	Average	SFR	2.47	approved	Reservoir Frontage/Access
4040410000	Reservoir Frontage/Access	Average	Vacant Residential Land	2.50	undeveloped	Reservoir Frontage/Access
4393521000	Reservoir Frontage/Access	Average	Vacant Residential Land	2.60	undeveloped	Reservoir Frontage/Access
4410101000	Reservoir Frontage/Access	Average	Vacant Residential Land	2.67	undeveloped	Reservoir Frontage/Access
4393041000	Reservoir Frontage/Access	Average	Vacant Residential Land	2.70	perc. pending	Reservoir Frontage/Access
4040400000	Reservoir Frontage/Access	Average	Vacant Residential Land	2.80	undeveloped	Reservoir Frontage/Access
4040560000	Reservoir Frontage/Access	Average	Vacant Residential Land	2.80	undeveloped	Reservoir Frontage/Access
4410121000	Reservoir Frontage/Access	Average	Vacant Residential Land	2.82	undeveloped	Reservoir Frontage/Access
4030150000	Reservoir Frontage/Access	Average	Vacant Residential Land	3.00	undeveloped	Reservoir Frontage/Access
4410111000	Reservoir Frontage/Access	Average	Vacant Residential Land	3.37	undeveloped	Reservoir Frontage/Access
4040181000	Reservoir Frontage/Access	Average	Vacant Residential Land	4.00	undeveloped	Reservoir Frontage/Access
4040541000	Reservoir Frontage/Access	Average	Vacant Residential Land	4.50	undeveloped	Reservoir Frontage/Access
4040071000	Reservoir Frontage/Access	Fair	Vacant Residential Land	5.50	undeveloped	Reservoir Frontage/Access
4040691000	Reservoir Frontage/Access	Average	SFR	6.31	undeveloped	Reservoir Frontage/Access
4393351000	Reservoir Frontage/Access	Average	Vacant Residential Land	7.30	undeveloped	Reservoir Frontage/Access
4393361000	Reservoir Frontage/Access	Average	Vacant Residential Land	7.70	undeveloped	Reservoir Frontage/Access
4030661000	Reservoir Frontage/Access	Average	SFR	8.30	approved	Reservoir Frontage/Access
4393481000	Reservoir Frontage/Access	Average	SFR	9.30	undeveloped	Reservoir Frontage/Access
4030511000	Reservoir Frontage/Access	Fair	Vacant Residential Land	10.08	undeveloped	Reservoir Frontage/Access
4030521000	Reservoir Frontage/Access	Fair	Vacant Residential Land	10.08	undeveloped	Reservoir Frontage/Access
4030501000	Reservoir Frontage/Access	Fair	Vacant Residential Land	10.10	undeveloped	Reservoir Frontage/Access
4030491000	Reservoir Frontage/Access	Fair	Vacant Residential Land	10.20	undeveloped	Reservoir Frontage/Access

APN	View/Frontage	Access	Land Use	Acres	Percolation	Parcel Type
4050131000	Reservoir Frontage/Access	Average	Vacant Residential Land	10.90	undeveloped	Reservoir Frontage/Access
4393491000	Reservoir Frontage/Access	Average	SFR	11.40	undeveloped	Reservoir Frontage/Access
4040301000	Reservoir Frontage/Access	Average	Vacant Residential Land	12.00	perc. pending	Reservoir Frontage/Access
4360031000	Reservoir Frontage/Access	Fair	Vacant Residential Land	19.00	undeveloped	Reservoir Frontage/Access
4040431000	Reservoir Frontage/Access	Fair	Vacant Rural Land (20 Acre Min.)	23.60	undeveloped	Reservoir Frontage/Access
4050041000	Reservoir Frontage/Access	Fair	Vacant Rural Land (20 Acre Min.)	25.00	perc. pending	Reservoir Frontage/Access
4050271000	Reservoir Frontage/Access	Fair	Vacant Rural Land (20 Acre Min.)	32.10	undeveloped	Reservoir Frontage/Access
4050411000	Reservoir Frontage/Access	Fair	Vacant Rural Land (20 Acre Min.)	35.00	undeveloped	Reservoir Frontage/Access
4030541000	Reservoir Frontage/Access	Fair	Vacant Rural Land (20 Acre Min.)	35.60	undeveloped	Reservoir Frontage/Access
4050281000	Reservoir Frontage/Access	Fair	Vacant Rural Land (20 Acre Min.)	36.70	undeveloped	Reservoir Frontage/Access
4030421000	Reservoir Frontage/Access	Fair	Rural (20 Acre Min.)	42.37	approved	Reservoir Frontage/Access
4030481000	Reservoir Frontage/Access	Fair	Rural (20 Acre Min.)	42.55	approved	Reservoir Frontage/Access

MASTER IMPACTED PARCEL LIST

Reservoir View/Access Copco Average Access Size Range 0.04-0.50 Acres						
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres
4450401000	-122.323761	41.976386	Copco	Reservoir View Copco	Average	0.04
4430071000	-122.318952	41.97784	Copco	Reservoir View Copco	Average	0.07
4450041000	-122.322555	41.976861	Copco	Reservoir View Copco	Average	0.08
4450181000	-122.323292	41.976985	Copco	Reservoir View Copco	Average	0.09
4540071000	-122.270792	41.968631	Copco	Reservoir View Copco	Average	0.10
4040251000	-122.30434	41.968911	Copco	Reservoir View Copco	Average	0.10
4470161000	-122.273653	41.965424	Copco	Reservoir View Copco	Average	0.10
4440471000	-122.326091	41.978088	Copco	Reservoir View Copco	Average	0.14
4430171000	-122.319115	41.977154	Copco	Reservoir View Copco	Average	0.16
4510101000	-122.262412	41.965221	Copco	Reservoir View Copco	Average	0.20
4470031000	-122.275227	41.964361	Copco	Reservoir View Copco	Average	0.20
4470041000	-122.274872	41.964119	Copco	Reservoir View Copco	Average	0.20
4480161000	-122.27411	41.9645	Copco	Reservoir View Copco	Average	0.20
4500031000	-122.265057	41.966268	Copco	Reservoir View Copco	Average	0.20
4500041000	-122.264858	41.966086	Copco	Reservoir View Copco	Average	0.20
4500231000	-122.264583	41.965746	Copco	Reservoir View Copco	Average	0.20
4500281000	-122.26339	41.966234	Copco	Reservoir View Copco	Average	0.20
4500291000	-122.263112	41.966366	Copco	Reservoir View Copco	Average	0.20
4500371000	-122.264158	41.965393	Copco	Reservoir View Copco	Average	0.20
4500381000	-122.263822	41.965287	Copco	Reservoir View Copco	Average	0.20
4510021000	-122.262761	41.965499	Copco	Reservoir View Copco	Average	0.20
4510031000	-122.262481	41.965595	Copco	Reservoir View Copco	Average	0.20
4470121000	-122.273826	41.965332	Copco	Reservoir View Copco	Average	0.20
4470131000	-122.273592	41.965127	Copco	Reservoir View Copco	Average	0.20
4480191000	-122.274233	41.965095	Copco	Reservoir View Copco	Average	0.20
4500241000	-122.264405	41.965521	Copco	Reservoir View Copco	Average	0.20
4490151000	-122.286543	41.967618	Copco	Reservoir View Copco	Average	0.24
4040231000	-122.304221	41.969149	Copco	Reservoir View Copco	Average	0.24
4490041000	-122.285622	41.968241	Copco	Reservoir View Copco	Average	0.25
4490141000	-122.286318	41.967838	Copco	Reservoir View Copco	Average	0.25
4490131000	-122.28615	41.967607	Copco	Reservoir View Copco	Average	0.27
4490201000	-122.287349	41.967577	Copco	Reservoir View Copco	Average	0.29
4490091000	-122.285269	41.967234	Copco	Reservoir View Copco	Average	0.29
4470181000	-122.273594	41.965612	Copco	Reservoir View Copco	Average	0.30
4500411000	-122.26322	41.96587	Copco	Reservoir View Copco	Average	0.30
4470021000	-122.275362	41.964627	Copco	Reservoir View Copco	Average	0.30
4470051000	-122.274505	41.963932	Copco	Reservoir View Copco	Average	0.30
4480131000	-122.27371	41.963964	Copco	Reservoir View Copco	Average	0.30
4480151000	-122.273821	41.964436	Copco	Reservoir View Copco	Average	0.30
4490121000	-122.285981	41.967394	Copco	Reservoir View Copco	Average	0.30
4500021000	-122.265238	41.966462	Copco	Reservoir View Copco	Average	0.30
4500391000	-122.263775	41.965582	Copco	Reservoir View Copco	Average	0.30
4500401000	-122.263541	41.965764	Copco	Reservoir View Copco	Average	0.30
4500421000	-122.262933	41.96601	Copco	Reservoir View Copco	Average	0.30
4450380000	-122.32437	41.976861	Copco	Reservoir View Copco	Average	0.30
4490211000	-122.287277	41.967766	Copco	Reservoir View Copco	Average	0.31
4490101000	-122.285538	41.967269	Copco	Reservoir View Copco	Average	0.31
4490221000	-122.287168	41.967955	Copco	Reservoir View Copco	Average	0.31
4490111000	-122.285755	41.96732	Copco	Reservoir View Copco	Average	0.34
4490031000	-122.2857	41.968403	Copco	Reservoir View Copco	Average	0.35
4490161000	-122.286394	41.967291	Copco	Reservoir View Copco	Average	0.36
4393111000	-122.279538	41.966964	Copco	Reservoir View Copco	Average	0.40
4393631000	-122.267722	41.9631	Copco	Reservoir View Copco	Average	0.40
4470011000	-122.275619	41.964937	Copco	Reservoir View Copco	Average	0.40
4480011000	-122.276268	41.964566	Copco	Reservoir View Copco	Average	0.40
4480021000	-122.276192	41.964293	Copco	Reservoir View Copco	Average	0.40
4480141000	-122.273764	41.964215	Copco	Reservoir View Copco	Average	0.40

4530041000	-122.26937	41.967676	Copco	Reservoir View Copco	Average	0.40
4530051000	-122.269129	41.967577	Copco	Reservoir View Copco	Average	0.40
4530081000	-122.267314	41.967384	Copco	Reservoir View Copco	Average	0.40
4530091000	-122.267019	41.967326	Copco	Reservoir View Copco	Average	0.40
4530101000	-122.266731	41.967276	Copco	Reservoir View Copco	Average	0.40
4530111000	-122.266436	41.967206	Copco	Reservoir View Copco	Average	0.40
4530121000	-122.266148	41.967078	Copco	Reservoir View Copco	Average	0.40
4530131000	-122.265863	41.966978	Copco	Reservoir View Copco	Average	0.40
4530141000	-122.26562	41.966818	Copco	Reservoir View Copco	Average	0.40
4540051000	-122.271126	41.968952	Copco	Reservoir View Copco	Average	0.40
4540061000	-122.270954	41.968791	Copco	Reservoir View Copco	Average	0.40
4040211000	-122.304102	41.969514	Copco	Reservoir View Copco	Average	0.40
4040221000	-122.303314	41.969522	Copco	Reservoir View Copco	Average	0.40
4450051000	-122.32215	41.976807	Copco	Reservoir View Copco	Average	0.40
4040241000	-122.303531	41.969164	Copco	Reservoir View Copco	Average	0.43
4400061000	-122.304076	41.972716	Copco	Reservoir View Copco	Average	0.43
4393671000	-122.277544	41.967179	Copco	Reservoir View Copco	Average	0.43
4393701000	-122.277207	41.966362	Copco	Reservoir View Copco	Average	0.43
4400171000	-122.302244	41.975155	Copco	Reservoir View Copco	Average	0.45
4440081000	-122.323513	41.977197	Copco	Reservoir View Copco	Average	0.46
4400151000	-122.301523	41.975727	Copco	Reservoir View Copco	Average	0.46
4400101000	-122.30395	41.970932	Copco	Reservoir View Copco	Average	0.46
4393661000	-122.278132	41.964411	Copco	Reservoir View Copco	Average	0.46
4393681000	-122.277818	41.966622	Copco	Reservoir View Copco	Average	0.46
4400191000	-122.302587	41.974453	Copco	Reservoir View Copco	Average	0.47
4490171000	-122.286528	41.967041	Copco	Reservoir View Copco	Average	0.47
4490241000	-122.286684	41.968379	Copco	Reservoir View Copco	Average	0.47
4400181000	-122.302457	41.974814	Copco	Reservoir View Copco	Average	0.47
4400201000	-122.302717	41.974104	Copco	Reservoir View Copco	Average	0.47
4400211000	-122.302827	41.973749	Copco	Reservoir View Copco	Average	0.47
4400221000	-122.302957	41.973412	Copco	Reservoir View Copco	Average	0.47
4400231000	-122.303071	41.973079	Copco	Reservoir View Copco	Average	0.47
4400241000	-122.303182	41.972739	Copco	Reservoir View Copco	Average	0.47
4400251000	-122.303292	41.972392	Copco	Reservoir View Copco	Average	0.47
4400471000	-122.302908	41.970456	Copco	Reservoir View Copco	Average	0.48
4490191000	-122.287373	41.967297	Copco	Reservoir View Copco	Average	0.48
4400121000	-122.303991	41.970422	Copco	Reservoir View Copco	Average	0.48
4400131000	-122.304022	41.970131	Copco	Reservoir View Copco	Average	0.48
4400161000	-122.301884	41.975402	Copco	Reservoir View Copco	Average	0.48
4400481000	-122.303026	41.970157	Copco	Reservoir View Copco	Average	0.49
4490231000	-122.287002	41.968213	Copco	Reservoir View Copco	Average	0.49
4400091000	-122.30395	41.971171	Copco	Reservoir View Copco	Average	0.49
4400261000	-122.303353	41.971921	Copco	Reservoir View Copco	Average	0.49
4400491000	-122.303175	41.969868	Copco	Reservoir View Copco	Average	0.49
4500051000	-122.264714	41.966469	Copco	Reservoir View Copco	Average	0.50
4510011000	-122.263134	41.965262	Copco	Reservoir View Copco	Average	0.50
4393211000	-122.276223	41.966702	Copco	Reservoir View Copco	Average	0.50
4393641000	-122.267523	41.963087	Copco	Reservoir View Copco	Average	0.50
4480051000	-122.275738	41.963766	Copco	Reservoir View Copco	Average	0.50
4480061000	-122.275519	41.963622	Copco	Reservoir View Copco	Average	0.50
4480071000	-122.275298	41.963475	Copco	Reservoir View Copco	Average	0.50
4480121000	-122.273714	41.963686	Copco	Reservoir View Copco	Average	0.50
4490181000	-122.287198	41.967043	Copco	Reservoir View Copco	Average	0.50
4530011000	-122.270037	41.968052	Copco	Reservoir View Copco	Average	0.50
4530021000	-122.269827	41.967913	Copco	Reservoir View Copco	Average	0.50
4530031000	-122.269603	41.967789	Copco	Reservoir View Copco	Average	0.50
4540081000	-122.270616	41.968468	Copco	Reservoir View Copco	Average	0.50
4540091000	-122.270415	41.968321	Copco	Reservoir View Copco	Average	0.50
4540101000	-122.270237	41.968174	Copco	Reservoir View Copco	Average	0.50
4040261000	-122.303734	41.968848	Copco	Reservoir View Copco	Average	0.50
4040271000	-122.30397	41.968517	Copco	Reservoir View Copco	Average	0.50
4400141000	-122.304055	41.969852	Copco	Reservoir View Copco	Average	0.50
Reservoir View/Access Copco Average Access Size Range 0.04-0.50 Acres					Median Acres	0.40
					Average Acres	0.36
					Min Acres	0.04
					Max Acres	0.50
					Total Parcels	119
					Before Value per Site	\$5,000
					Before Value Aggregate	\$595,000
After Value Aggregate	\$386,750					

Reservoir View/Access Copco Average Access Size Rang 0.51-1.90						
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres
4440061000	-122.324391	41.977841	Copco	Reservoir View Copco	Average	0.51
4400051000	-122.304026	41.973023	Copco	Reservoir View Copco	Average	0.51
4400111000	-122.303963	41.97069	Copco	Reservoir View Copco	Average	0.51
4400461000	-122.302791	41.970728	Copco	Reservoir View Copco	Average	0.51
4450191000	-122.323305	41.976741	Copco	Reservoir View Copco	Average	0.51
4450321000	-122.31994	41.973511	Copco	Reservoir View Copco	Average	0.55
4400651000	-122.302102	41.969917	Copco	Reservoir View Copco	Average	0.55
4420301000	-122.315038	41.979161	Copco	Reservoir View Copco	Average	0.55
4440031000	-122.325347	41.978082	Copco	Reservoir View Copco	Average	0.55
4440071000	-122.32384	41.977609	Copco	Reservoir View Copco	Average	0.55
4450331000	-122.319461	41.973511	Copco	Reservoir View Copco	Average	0.56
4400081000	-122.303989	41.971466	Copco	Reservoir View Copco	Average	0.57
4450211000	-122.32287	41.976142	Copco	Reservoir View Copco	Average	0.58
4440011000	-122.325245	41.978671	Copco	Reservoir View Copco	Average	0.58
4400041000	-122.303976	41.973326	Copco	Reservoir View Copco	Average	0.59
4450221000	-122.322702	41.975891	Copco	Reservoir View Copco	Average	0.59
4500061000	-122.264447	41.966621	Copco	Reservoir View Copco	Average	0.60
4500101000	-122.263348	41.967201	Copco	Reservoir View Copco	Average	0.60
4440051000	-122.324186	41.978198	Copco	Reservoir View Copco	Average	0.60
4480031000	-122.276117	41.964086	Copco	Reservoir View Copco	Average	0.60
4480041000	-122.275988	41.963879	Copco	Reservoir View Copco	Average	0.60
4540031000	-122.271469	41.969739	Copco	Reservoir View Copco	Average	0.60
4400581000	-122.300678	41.971551	Copco	Reservoir View Copco	Average	0.60
4400591000	-122.3009	41.971371	Copco	Reservoir View Copco	Average	0.60
4400031000	-122.303922	41.97363	Copco	Reservoir View Copco	Average	0.62
4420271000	-122.315882	41.978691	Copco	Reservoir View Copco	Average	0.62
4440041000	-122.324826	41.978037	Copco	Reservoir View Copco	Average	0.62
4450201000	-122.32306	41.976446	Copco	Reservoir View Copco	Average	0.62
4400601000	-122.301094	41.971157	Copco	Reservoir View Copco	Average	0.64
4400631000	-122.301711	41.970419	Copco	Reservoir View Copco	Average	0.65
4393201000	-122.27653	41.966947	Copco	Reservoir View Copco	Average	0.68
4400641000	-122.301886	41.970174	Copco	Reservoir View Copco	Average	0.68
4450231000	-122.322593	41.975586	Copco	Reservoir View Copco	Average	0.68
4450241000	-122.322454	41.975269	Copco	Reservoir View Copco	Average	0.68
4440021000	-122.324668	41.978607	Copco	Reservoir View Copco	Average	0.69
4500091000	-122.263673	41.9671	Copco	Reservoir View Copco	Average	0.70
4393621000	-122.2699	41.962889	Copco	Reservoir View Copco	Average	0.70
4480241000	-122.275138	41.963127	Copco	Reservoir View Copco	Average	0.70
4540021000	-122.271666	41.969972	Copco	Reservoir View Copco	Average	0.70
4450361000	-122.323558	41.975745	Copco	Reservoir View Copco	Average	0.70
4440411000	-122.324433	41.977174	Copco	Reservoir View Copco	Average	0.71
4400611000	-122.301313	41.970923	Copco	Reservoir View Copco	Average	0.71
4400621000	-122.301528	41.970668	Copco	Reservoir View Copco	Average	0.71
4420291000	-122.31541	41.979255	Copco	Reservoir View Copco	Average	0.71
4400571000	-122.300384	41.971715	Copco	Reservoir View Copco	Average	0.77
4450341000	-122.319006	41.97364	Copco	Reservoir View Copco	Average	0.78
4500521000	-122.263956	41.965964	Copco	Reservoir View Copco	Average	0.80
4393501000	-122.270339	41.963775	Copco	Reservoir View Copco	Average	0.80

4530071000	-122.267764	41.967438	Copco	Reservoir View Copco	Average	0.80
4540011000	-122.271945	41.970204	Copco	Reservoir View Copco	Average	0.80
4440141000	-122.325935	41.977255	Copco	Reservoir View Copco	Average	0.83
4450271000	-122.322058	41.974326	Copco	Reservoir View Copco	Average	0.84
4393611000	-122.27033	41.962961	Copco	Reservoir View Copco	Average	0.85
4420281000	-122.31568	41.979007	Copco	Reservoir View Copco	Average	0.89
4393021000	-122.284637	41.967094	Copco	Reservoir View Copco	Average	0.90
4450431000	-122.323506	41.975013	Copco	Reservoir View Copco	Average	0.90
4440481000	-122.326035	41.977747	Copco	Reservoir View Copco	Average	0.93
4490271000	-122.285381	41.968024	Copco	Reservoir View Copco	Average	0.95
4400561000	-122.299956	41.971841	Copco	Reservoir View Copco	Average	0.95
4410141000	-122.306989	41.978614	Copco	Reservoir View Copco	Average	0.99
4410131000	-122.307588	41.97861	Copco	Reservoir View Copco	Average	0.99
4500011000	-122.264963	41.967022	Copco	Reservoir View Copco	Average	1.00
4410211000	-122.302517	41.975877	Copco	Reservoir View Copco	Average	1.02
4410161000	-122.305812	41.978118	Copco	Reservoir View Copco	Average	1.03
4410171000	-122.30494	41.977514	Copco	Reservoir View Copco	Average	1.03
4430191000	-122.318068	41.977325	Copco	Reservoir View Copco	Average	1.03
4410201000	-122.302735	41.976399	Copco	Reservoir View Copco	Average	1.06
4430181000	-122.318503	41.977222	Copco	Reservoir View Copco	Average	1.06
4420311000	-122.314545	41.97928	Copco	Reservoir View Copco	Average	1.07
4410181000	-122.30412	41.976955	Copco	Reservoir View Copco	Average	1.07
4420261000	-122.316205	41.978361	Copco	Reservoir View Copco	Average	1.07
4410151000	-122.306248	41.978544	Copco	Reservoir View Copco	Average	1.08
4420431000	-122.308282	41.9785	Copco	Reservoir View Copco	Average	1.08
4410231000	-122.303313	41.974857	Copco	Reservoir View Copco	Average	1.09
4480101000	-122.274013	41.962927	Copco	Reservoir View Copco	Average	1.10
4480111000	-122.27379	41.963258	Copco	Reservoir View Copco	Average	1.10
4430381000	-122.316805	41.977825	Copco	Reservoir View Copco	Average	1.10
4430201000	-122.317646	41.977421	Copco	Reservoir View Copco	Average	1.12
4400071000	-122.304063	41.972088	Copco	Reservoir View Copco	Average	1.14
4400731000	-122.303608	41.974002	Copco	Reservoir View Copco	Average	1.16
4420421000	-122.308737	41.978529	Copco	Reservoir View Copco	Average	1.18
4480281000	-122.273936	41.964854	Copco	Reservoir View Copco	Average	1.18
4530061000	-122.268587	41.967524	Copco	Reservoir View Copco	Average	1.20
4440491000	-122.325376	41.977276	Copco	Reservoir View Copco	Average	1.21
4450481000	-122.322269	41.974828	Copco	Reservoir View Copco	Average	1.27
4410221000	-122.303027	41.975543	Copco	Reservoir View Copco	Average	1.28
4410191000	-122.3035	41.976619	Copco	Reservoir View Copco	Average	1.29
4540041000	-122.271333	41.969322	Copco	Reservoir View Copco	Average	1.40
4450420000	-122.324345	41.975049	Copco	Reservoir View Copco	Average	1.40
4500531000	-122.264049	41.966848	Copco	Reservoir View Copco	Average	1.42
4050330000	-122.324494	41.97345	Copco	Reservoir View Copco	Average	1.50
4450350000	-122.324356	41.975782	Copco	Reservoir View Copco	Average	1.70
4050180000	-122.324706	41.974121	Copco	Reservoir View Copco	Average	1.90
Reservoir View/Access Copco Average Access Size Rang 0.51-1.90					Median Acres	0.80
					Average Acres	0.86
					Min Acres	0.51
					Max Acres	1.90
					Total Parcels	93
					Before Value per Site	\$6,800
					Before Value Aggregate	\$632,400
After Value Aggregate	\$411,060					

Reservoir View/Access Copco Average Access Size Range 2.00-5.84							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
4430371000	-122.317024	41.977363	Copco	Reservoir View Copco	Average	2.00	
4430391000	-122.315995	41.977204	Copco	Reservoir View Copco	Average	2.00	
4420481000	-122.308831	41.979333	Copco	Reservoir View Copco	Average	2.10	
4393391000	-122.276408	41.966095	Copco	Reservoir View Copco	Average	2.20	
4450501000	-122.321433	41.973763	Copco	Reservoir View Copco	Average	2.34	
4450391000	-122.324634	41.976503	Copco	Reservoir View Copco	Average	2.40	
4470191000	-122.274639	41.964222	Copco	Reservoir View Copco	Average	2.40	
4050170000	-122.326031	41.976528	Copco	Reservoir View Copco	Average	2.50	
4550011000	-122.274546	41.972205	Copco	Reservoir View Copco	Average	2.80	
4550021000	-122.273984	41.972102	Copco	Reservoir View Copco	Average	3.21	
4393271000	-122.284697	41.964643	Copco	Reservoir View Copco	Average	3.50	
4393321000	-122.281443	41.965142	Copco	Reservoir View Copco	Average	3.80	
4393331000	-122.28109	41.965141	Copco	Reservoir View Copco	Average	3.80	
4420491000	-122.312538	41.979214	Copco	Reservoir View Copco	Average	4.09	
4420501000	-122.309855	41.980546	Copco	Reservoir View Copco	Average	4.68	
4040331000	-122.303843	41.975286	Copco	Reservoir View Copco	Average	5.20	
4450441000	-122.322652	41.973916	Copco	Reservoir View Copco	Average	5.30	
4400701000	-122.300586	41.970366	Copco	Reservoir View Copco	Average	5.40	
4393651000	-122.278405	41.965137	Copco	Reservoir View Copco	Average	5.84	
Reservoir View/Access Copco Average Access Size Range 2.10-5.99						Median Acres	3.21
						Average Acres	3.45
						Min Acres	2.00
						Max Acres	5.84
						Total Parcels	19
						Before Value per Site	\$14,000
						Before Value Aggregate	\$266,000
						After Value Aggregate	\$172,900

Reservoir View/Access Copco Average Access Size Range 6.90-8.71 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
4550031000	-122.27275	41.97055	Copco	Reservoir View Copco	Average	6.90	
4393291000	-122.283428	41.965144	Copco	Reservoir View Copco	Average	7.70	
4393341000	-122.280534	41.965141	Copco	Reservoir View Copco	Average	7.70	
4393311000	-122.281992	41.965142	Copco	Reservoir View Copco	Average	7.72	
4393301000	-122.282707	41.965143	Copco	Reservoir View Copco	Average	7.74	
4393281000	-122.284154	41.965145	Copco	Reservoir View Copco	Average	8.30	
4393281000	-122.284154	41.965145	Copco	Reservoir View Copco	Average	8.30	
4393691000	-122.277719	41.964529	Copco	Reservoir View Copco	Average	8.71	
Reservoir View/Access Copco Average Access Size Range 6.90-8.71 Acres						Median Acres	7.73
						Average Acres	7.88
						Min Acres	6.90
						Max Acres	8.71
						Total Parcels	8
						Before Value per Site	\$21,000
						Before Value Aggregate	\$168,000
						After Value Aggregate	\$109,200

Reservoir View/Access Copco Average Access Size Range 11.80-12.20 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
4393401000	-122.275733	41.962872	Copco	Reservoir View Copco	Average	11.80	
4040661000	-122.30687	41.969262	Copco	Reservoir View Copco	Average	12.20	
Reservoir View/Access Copco Average Access Size Range 11.80-12.20 Acres						Median Acres	12.00
						Average Acres	12.00
						Min Acres	11.80
						Max Acres	12.20
						Total Parcels	2
						Before Value per Site	\$25,000
						Before Value Aggregate	\$50,000
						After Value Aggregate	\$32,500
Reservoir View Average Access Copco Total Parcels						241	

Reservoir View/Access Copco Fair Access Size Range 4.30-5.00 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
4030450000	-122.303698	41.988608	Copco	Reservoir View Copco	Fair	4.30	
4030531000	-122.284041	41.983784	Copco	Reservoir View Copco	Fair	5.00	
Reservoir View/Access Copco Fair Access Size Range 4.30-5.00 Acres						Median Acres	4.65
						Average Acres	4.65
						Min Acres	4.30
						Max Acres	5.00
						Total Parcels	2
						Before Value per Site	\$7,000
						Before Value Aggregate	\$14,000
						After Value Aggregate	\$9,100

Reservoir View/Access Copco Fair Access Size Range 9.90-47.90 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
4030440000	-122.303717	41.990304	Copco	Reservoir View Copco	Fair	9.90	
4050350000	-122.341459	41.975164	Copco	Reservoir View Copco	Fair	10.13	
4050360000	-122.340215	41.975169	Copco	Reservoir View Copco	Fair	10.13	
4050370000	-122.338983	41.975171	Copco	Reservoir View Copco	Fair	10.13	
4050230000	-122.331162	41.975141	Copco	Reservoir View Copco	Fair	40.00	
4050310000	-122.335961	41.975161	Copco	Reservoir View Copco	Fair	40.60	
4050141000	-122.310338	41.978416	Copco	Reservoir View Copco	Fair	47.90	
Reservoir View/Access Copco Fair Access Size Range 9.90-47.90 Acres						Median Acres	10.13
						Average Acres	24.11
						Min Acres	9.90
						Max Acres	47.90
						Total Parcels	7
						Before Value per Site	\$12,500
						Before Value Aggregate	\$87,500
						After Value Aggregate	\$56,875

Total Copco View

250

Reservoir View Iron Gate Fair Access Size Range 1.3-1.6 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
41410010000	-122.441944	41.954082	Iron Gate	Reservoir View Iron Gate	Fair	1.30	
41410140000	-122.441382	41.951485	Iron Gate	Reservoir View Iron Gate	Fair	1.30	
41410150000	-122.441937	41.953787	Iron Gate	Reservoir View Iron Gate	Fair	1.40	
41410130000	-122.442489	41.951544	Iron Gate	Reservoir View Iron Gate	Fair	1.40	
41410020000	-122.442564	41.95433	Iron Gate	Reservoir View Iron Gate	Fair	1.60	
Reservoir View Iron Gate Fair Access Size Range 1.3-1.6 Acres						Median Acres	1.40
						Average Acres	1.40
						Min	1.30
						Max Acres	1.60
						Total Parcels	5
						Before Value per Site	\$5,500
						Before Value Aggregate	\$27,500
						After Value Aggregate	\$17,875

Reservoir View Iron Gate Fair Access Size Range 2.3 to 5.47 Acres						
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres
41410070000	-122.441932	41.953323	Iron Gate	Reservoir View Iron Gate	Fair	2.30
41410080000	-122.444235	41.952806	Iron Gate	Reservoir View Iron Gate	Fair	2.30
102061150000	-122.448296	41.949383	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102101160000	-122.448217	41.947188	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102310030000	-122.420909	41.957827	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102310020000	-122.420156	41.958628	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102041110000	-122.454592	41.953452	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102101080000	-122.449938	41.948278	Iron Gate	Reservoir View Iron Gate	Fair	2.50
41040220000	-122.447557	41.96445	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102011060000	-122.455118	41.959921	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102011130000	-122.455117	41.958495	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102041030000	-122.450153	41.95516	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102041050000	-122.452414	41.954752	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102041080000	-122.45009	41.954181	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102041100000	-122.447726	41.953991	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102041140000	-122.453226	41.952361	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102041220000	-122.450014	41.952565	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102051070000	-122.454586	41.951842	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102051090000	-122.45268	41.951123	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102051100000	-122.451193	41.951086	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102051110000	-122.450453	41.951676	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102061170000	-122.445041	41.948533	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102061200000	-122.442187	41.947851	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102081100000	-122.455299	41.950683	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102081110000	-122.454772	41.950305	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102091010000	-122.455236	41.949531	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102091020000	-122.453863	41.949383	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102091040000	-122.454402	41.948684	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102091050000	-122.45329	41.948249	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102091170000	-122.454446	41.947839	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102091180000	-122.454017	41.947017	Iron Gate	Reservoir View Iron Gate	Fair	2.50

102091191000	-122.453104	41.947062	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102101030000	-122.452662	41.949198	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102101040000	-122.451513	41.949327	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102101060000	-122.452014	41.948337	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102101110000	-122.447375	41.948305	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102101150000	-122.44965	41.946877	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102280020000	-122.419925	41.959609	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102280030000	-122.419856	41.960323	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102280040000	-122.419716	41.960899	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102340020000	-122.419999	41.954422	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102340030000	-122.419296	41.953721	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102340140000	-122.419583	41.952341	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102340180000	-122.418685	41.950419	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102340190000	-122.418661	41.951108	Iron Gate	Reservoir View Iron Gate	Fair	2.50
41040230000	-122.44632	41.96452	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102310010000	-122.420883	41.959091	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102340130000	-122.420476	41.952656	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102340170000	-122.420543	41.950618	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102370010000	-122.420519	41.95003	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102370020000	-122.420499	41.949443	Iron Gate	Reservoir View Iron Gate	Fair	2.50
102370100000	-122.418632	41.949588	Iron Gate	Reservoir View Iron Gate	Fair	2.53
102051060000	-122.455652	41.952214	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102051130000	-122.449704	41.950441	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061110000	-122.442341	41.949411	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102051040000	-122.45597	41.95415	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102011150000	-122.453581	41.957987	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102011160000	-122.453311	41.957459	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102011190000	-122.451999	41.956393	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102011200000	-122.452739	41.956246	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102021030000	-122.451119	41.95963	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102021100000	-122.452194	41.958926	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102021110000	-122.451207	41.958641	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102021130000	-122.450338	41.957731	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102021140000	-122.449	41.957873	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102021160000	-122.447206	41.958253	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102031020000	-122.449345	41.956623	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102031070000	-122.44974	41.955932	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102031110000	-122.446791	41.955004	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102031120000	-122.446661	41.954486	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102041070000	-122.451118	41.954238	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102041090000	-122.448788	41.954191	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102041170000	-122.448828	41.953357	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102041180000	-122.448167	41.952914	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102041190000	-122.446552	41.953119	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102041200000	-122.452549	41.952049	Iron Gate	Reservoir View Iron Gate	Fair	2.60

102041230000	-122.448608	41.952243	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102041240000	-122.446725	41.952473	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102051010000	-122.453388	41.955159	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102051020000	-122.453896	41.954573	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102051080000	-122.453692	41.951418	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102051121000	-122.449817	41.951371	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061030000	-122.448364	41.950621	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061040000	-122.447632	41.950301	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061050000	-122.446578	41.949851	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061060000	-122.445633	41.949698	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061070000	-122.444841	41.949654	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061080000	-122.444236	41.949437	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061090000	-122.443538	41.949488	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061140000	-122.449069	41.949625	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061160000	-122.446912	41.949048	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102061210000	-122.441816	41.947294	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102071160000	-122.454837	41.955375	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102101010000	-122.452532	41.950235	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102101020000	-122.451189	41.950244	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102101050000	-122.450346	41.949436	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102101070000	-122.451067	41.948265	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102101140000	-122.451045	41.947098	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102101170000	-122.447109	41.947269	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102101180000	-122.446013	41.947242	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102280050000	-122.419471	41.961304	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102340150000	-122.420373	41.951832	Iron Gate	Reservoir View Iron Gate	Fair	2.60
102370060000	-122.418645	41.947759	Iron Gate	Reservoir View Iron Gate	Fair	2.60
41410090000	-122.441929	41.952707	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102011140000	-122.453956	41.958579	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102011170000	-122.452989	41.957028	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102011180000	-122.451929	41.957052	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102011210000	-122.453122	41.95575	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102021010000	-122.452777	41.960456	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102021050000	-122.448851	41.960704	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102021060000	-122.44893	41.960127	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102021070000	-122.44894	41.959564	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102021090000	-122.453093	41.9593	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102021150000	-122.448114	41.957842	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102021170000	-122.44683	41.959039	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102031010000	-122.45056	41.956416	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102031040000	-122.446967	41.956531	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102031080000	-122.44849	41.955808	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102031100000	-122.446846	41.955458	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102031130000	-122.446484	41.953855	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102041020000	-122.45101	41.955257	Iron Gate	Reservoir View Iron Gate	Fair	2.70

102041060000	-122.452342	41.953921	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102041120000	-122.453423	41.953642	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102041130000	-122.454142	41.952777	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102051030000	-122.455372	41.954476	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102061010000	-122.446695	41.951803	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102061100000	-122.442911	41.949462	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102061180000	-122.443399	41.94803	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102061190000	-122.443719	41.947277	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102101090000	-122.449348	41.948003	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102101100000	-122.448697	41.948172	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102101130000	-122.451974	41.947191	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102101190000	-122.444658	41.947308	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102340200000	-122.418627	41.951945	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102370070000	-122.41686	41.947597	Iron Gate	Reservoir View Iron Gate	Fair	2.70
41410100000	-122.44195	41.952117	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102310040000	-122.420729	41.956931	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102340160000	-122.420537	41.951241	Iron Gate	Reservoir View Iron Gate	Fair	2.70
102021080000	-122.449159	41.959074	Iron Gate	Reservoir View Iron Gate	Fair	2.80
102021120000	-122.451583	41.957762	Iron Gate	Reservoir View Iron Gate	Fair	2.80
102041210000	-122.451342	41.952186	Iron Gate	Reservoir View Iron Gate	Fair	2.80
102340010000	-122.420761	41.954862	Iron Gate	Reservoir View Iron Gate	Fair	2.80
102370090000	-122.418616	41.948867	Iron Gate	Reservoir View Iron Gate	Fair	2.86
102280010000	-122.421122	41.96072	Iron Gate	Reservoir View Iron Gate	Fair	2.88
102011070000	-122.454058	41.960038	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102021040000	-122.450124	41.960045	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102031030000	-122.447856	41.956665	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102031060000	-122.446241	41.95756	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102041040000	-122.448522	41.954924	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102051050000	-122.456102	41.953184	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102101120000	-122.445534	41.948062	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102310160000	-122.419356	41.955282	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102370030000	-122.420469	41.948815	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102370040000	-122.420358	41.948213	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102370050000	-122.420177	41.947617	Iron Gate	Reservoir View Iron Gate	Fair	2.90
102041150000	-122.452006	41.95303	Iron Gate	Reservoir View Iron Gate	Fair	3.00
102041160000	-122.450332	41.953362	Iron Gate	Reservoir View Iron Gate	Fair	3.00
102061020000	-122.448361	41.951549	Iron Gate	Reservoir View Iron Gate	Fair	3.00
102340120000	-122.42078	41.95349	Iron Gate	Reservoir View Iron Gate	Fair	3.00
41390070000	-122.452038	41.968547	Iron Gate	Reservoir View Iron Gate	Fair	3.09
102021020000	-122.451123	41.960525	Iron Gate	Reservoir View Iron Gate	Fair	3.10
102031050000	-122.446506	41.956924	Iron Gate	Reservoir View Iron Gate	Fair	3.10
102071150000	-122.454597	41.956014	Iron Gate	Reservoir View Iron Gate	Fair	3.10
102041010000	-122.451693	41.955621	Iron Gate	Reservoir View Iron Gate	Fair	3.20
102310050000	-122.420646	41.955956	Iron Gate	Reservoir View Iron Gate	Fair	3.20
102031090000	-122.447336	41.955775	Iron Gate	Reservoir View Iron Gate	Fair	3.30

102061130000	-122.441319	41.948719	Iron Gate	Reservoir View Iron Gate	Fair	3.30	
102310070000	-122.418915	41.95698	Iron Gate	Reservoir View Iron Gate	Fair	3.40	
102310060000	-122.419081	41.956269	Iron Gate	Reservoir View Iron Gate	Fair	3.50	
41410060000	-122.444256	41.953428	Iron Gate	Reservoir View Iron Gate	Fair	3.70	
41410050000	-122.445479	41.95332	Iron Gate	Reservoir View Iron Gate	Fair	3.70	
102061120000	-122.441622	41.94959	Iron Gate	Reservoir View Iron Gate	Fair	3.90	
41390080000	-122.451689	41.967671	Iron Gate	Reservoir View Iron Gate	Fair	4.00	
41400110000	-122.445255	41.965897	Iron Gate	Reservoir View Iron Gate	Fair	4.10	
102021180000	-122.446783	41.95979	Iron Gate	Reservoir View Iron Gate	Fair	4.10	
41060180000	-122.441525	41.955055	Iron Gate	Reservoir View Iron Gate	Fair	4.28	
41400170000	-122.441462	41.965844	Iron Gate	Reservoir View Iron Gate	Fair	4.38	
102021190000	-122.446403	41.960359	Iron Gate	Reservoir View Iron Gate	Fair	4.40	
41390170000	-122.451585	41.966789	Iron Gate	Reservoir View Iron Gate	Fair	4.43	
102071140000	-122.454774	41.956967	Iron Gate	Reservoir View Iron Gate	Fair	4.50	
41060170000	-122.442994	41.955151	Iron Gate	Reservoir View Iron Gate	Fair	4.52	
41400100000	-122.446328	41.965919	Iron Gate	Reservoir View Iron Gate	Fair	4.62	
41400050000	-122.445284	41.967789	Iron Gate	Reservoir View Iron Gate	Fair	4.70	
41400120000	-122.444093	41.96587	Iron Gate	Reservoir View Iron Gate	Fair	4.75	
41400090000	-122.447492	41.965936	Iron Gate	Reservoir View Iron Gate	Fair	4.88	
41400130000	-122.442754	41.965854	Iron Gate	Reservoir View Iron Gate	Fair	4.89	
41040210000	-122.449408	41.964289	Iron Gate	Reservoir View Iron Gate	Fair	5.00	
41040200000	-122.451857	41.96404	Iron Gate	Reservoir View Iron Gate	Fair	5.00	
41040250000	-122.451795	41.963081	Iron Gate	Reservoir View Iron Gate	Fair	5.00	
41400080000	-122.448613	41.965933	Iron Gate	Reservoir View Iron Gate	Fair	5.14	
41400040000	-122.446398	41.967882	Iron Gate	Reservoir View Iron Gate	Fair	5.20	
41400030000	-122.447557	41.967979	Iron Gate	Reservoir View Iron Gate	Fair	5.29	
41400020000	-122.448734	41.968071	Iron Gate	Reservoir View Iron Gate	Fair	5.33	
41400070000	-122.449762	41.965908	Iron Gate	Reservoir View Iron Gate	Fair	5.47	
Reservoir View Iron Gate Fair Access Size Range 2.3 to 5.47 Acres						Median Acres	2.60
						Average Acres	2.91
						Min Acres	2.30
						Max Acres	5.47
						Total Parcels	194
						Before Value per Site	\$10,000
						Before Value Aggregate	\$1,940,000
						After Value Aggregate	\$1,261,000

Reservoir View Iron Gate Fair Access Size Range 6.94 to 10 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
41390240000	-122.451544	41.965616	Iron Gate	Reservoir View Iron Gate	Fair	6.94	
41400010000	-122.450433	41.968199	Iron Gate	Reservoir View Iron Gate	Fair	7.15	
41030130000	-122.420464	41.978551	Iron Gate	Reservoir View Iron Gate	Fair	10.00	
41040290000	-122.452954	41.962038	Iron Gate	Reservoir View Iron Gate	Fair	10.00	
41040300000	-122.452933	41.961187	Iron Gate	Reservoir View Iron Gate	Fair	10.00	
41040260000	-122.448128	41.963427	Iron Gate	Reservoir View Iron Gate	Fair	10.00	
41030140000	-122.420506	41.976689	Iron Gate	Reservoir View Iron Gate	Fair	10.00	
Reservoir View Iron Gate Fair Access Size Range 6.94 to 10 Acres						Median Acres	10.00
						Average Acres	9.16
						Min Acres	6.94
						Max Acres	10.00
						Total Parcels	7
						Before Value per Site	\$20,000
						Before Value Aggregate	\$140,000
						After Value Aggregate	\$91,000

Reservoir View Iron Gate Fair Access Size Range 17.70 to 40 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
41410160000	-122.44413	41.951455	Iron Gate	Reservoir View Iron Gate	Fair	17.70	
41040310000	-122.448095	41.961983	Iron Gate	Reservoir View Iron Gate	Fair	20.00	
41400060000	-122.442816	41.968132	Iron Gate	Reservoir View Iron Gate	Fair	25.64	
41040100000	-122.438381	41.977554	Iron Gate	Reservoir View Iron Gate	Fair	40.00	
41030220000	-122.419286	41.973988	Iron Gate	Reservoir View Iron Gate	Fair	40.00	
41040110000	-122.428894	41.977545	Iron Gate	Reservoir View Iron Gate	Fair	40.00	
Reservoir View Iron Gate Fair Access Size Range 17.70 to 40 Acres						Median Acres	32.82
						Average Acres	30.56
						Min Acres	17.70
						Max Acres	40.00
						Total Parcels	6
						Before Value per Site	\$36,000
						Before Value Aggregate	\$216,000
						After Value Aggregate	\$140,400

Total View Iron Gate	212
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Reservoir Frontage Copco Average Access Size Range 0.04-0.50 Acres						
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres
4393121000	-122.279546	41.967697	Copco	Reservoir Frontage/Access	Average	0.04
4540181000	-122.272124	41.96861	Copco	Reservoir Frontage/Access	Average	0.04
4420441000	-122.312504	41.979957	Copco	Reservoir Frontage/Access	Average	0.04
4540171000	-122.272232	41.968929	Copco	Reservoir Frontage/Access	Average	0.05
4430411000	-122.319648	41.97649	Copco	Reservoir Frontage/Access	Average	0.07
4393081000	-122.280873	41.967892	Copco	Reservoir Frontage/Access	Average	0.09
4393131000	-122.279077	41.967686	Copco	Reservoir Frontage/Access	Average	0.10
4393141000	-122.278414	41.967675	Copco	Reservoir Frontage/Access	Average	0.10
4393411000	-122.27017	41.964618	Copco	Reservoir Frontage/Access	Average	0.10
4540141000	-122.272597	41.969678	Copco	Reservoir Frontage/Access	Average	0.10
4430311000	-122.319723	41.977431	Copco	Reservoir Frontage/Access	Average	0.12
4393151000	-122.277141	41.96768	Copco	Reservoir Frontage/Access	Average	0.12
4393101000	-122.279919	41.967709	Copco	Reservoir Frontage/Access	Average	0.14
4450031000	-122.321331	41.976999	Copco	Reservoir Frontage/Access	Average	0.15
4430231000	-122.317237	41.979084	Copco	Reservoir Frontage/Access	Average	0.19
4520101000	-122.263295	41.964701	Copco	Reservoir Frontage/Access	Average	0.20
4520111000	-122.263001	41.964676	Copco	Reservoir Frontage/Access	Average	0.20
4520121000	-122.262689	41.964661	Copco	Reservoir Frontage/Access	Average	0.20
4520131000	-122.262394	41.964676	Copco	Reservoir Frontage/Access	Average	0.20
4430051000	-122.319241	41.978345	Copco	Reservoir Frontage/Access	Average	0.23
4550081000	-122.272977	41.969988	Copco	Reservoir Frontage/Access	Average	0.24
4550081000	-122.272977	41.969988	Copco	Reservoir Frontage/Access	Average	0.24
4520081000	-122.264197	41.964817	Copco	Reservoir Frontage/Access	Average	0.30
4393451000	-122.268757	41.964235	Copco	Reservoir Frontage/Access	Average	0.30
4520011000	-122.26606	41.96621	Copco	Reservoir Frontage/Access	Average	0.30
4393221000	-122.275502	41.9672	Copco	Reservoir Frontage/Access	Average	0.34

4530161000	-122.269813	41.966954	Copco	Reservoir Frontage/Access	Average	0.40
4040681000	-122.298136	41.973546	Copco	Reservoir Frontage/Access	Average	0.40
4530211000	-122.266317	41.966355	Copco	Reservoir Frontage/Access	Average	0.40
4540121000	-122.272172	41.968769	Copco	Reservoir Frontage/Access	Average	0.40
4400511000	-122.300322	41.972607	Copco	Reservoir Frontage/Access	Average	0.41
4490021000	-122.28579	41.968586	Copco	Reservoir Frontage/Access	Average	0.42
4450021000	-122.321744	41.977054	Copco	Reservoir Frontage/Access	Average	0.42
4400301000	-122.301577	41.974793	Copco	Reservoir Frontage/Access	Average	0.44
4393161000	-122.276571	41.967697	Copco	Reservoir Frontage/Access	Average	0.44
4400391000	-122.302351	41.972509	Copco	Reservoir Frontage/Access	Average	0.45
4430401000	-122.319639	41.976761	Copco	Reservoir Frontage/Access	Average	0.47
4400381000	-122.302235	41.972767	Copco	Reservoir Frontage/Access	Average	0.48
4400401000	-122.302534	41.972206	Copco	Reservoir Frontage/Access	Average	0.48
4420211000	-122.308241	41.980607	Copco	Reservoir Frontage/Access	Average	0.48
4440231000	-122.325199	41.980415	Copco	Reservoir Frontage/Access	Average	0.49
4520091000	-122.263735	41.964749	Copco	Reservoir Frontage/Access	Average	0.50
4393471000	-122.267638	41.963901	Copco	Reservoir Frontage/Access	Average	0.50
4400291000	-122.30138	41.975098	Copco	Reservoir Frontage/Access	Average	0.50
4400411000	-122.302635	41.971851	Copco	Reservoir Frontage/Access	Average	0.50
4393441000	-122.268999	41.96429	Copco	Reservoir Frontage/Access	Average	0.50
4030200000	-122.26481	41.962933	Copco	Reservoir Frontage/Access	Average	0.50
4393051000	-122.282985	41.968404	Copco	Reservoir Frontage/Access	Average	0.50
4530191000	-122.267467	41.966755	Copco	Reservoir Frontage/Access	Average	0.50
4530201000	-122.266816	41.966574	Copco	Reservoir Frontage/Access	Average	0.50
4400281000	-122.301019	41.975474	Copco	Reservoir Frontage/Access	Average	0.50
Reservoir Frontage Copco Average Access Size Range 0.04-0.50 Acres					Median Acres	0.34
					Average Acres	0.31
					Min Acres	0.04
					Max Acres	0.50
					Total Parcels	51
					Before Value per Site	\$14,000
					Before Value Aggregate	\$714,000
After Value Aggregate	\$535,500					

Reservoir Frontage Copco Average Access Size Range 0.51-1.90 Acres						
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres
4420201000	-122.308327	41.980847	Copco	Reservoir Frontage/Access	Average	0.51
4400371000	-122.302109	41.973016	Copco	Reservoir Frontage/Access	Average	0.52
4400421000	-122.302691	41.971522	Copco	Reservoir Frontage/Access	Average	0.52
4420221000	-122.308081	41.98039	Copco	Reservoir Frontage/Access	Average	0.52
4400321000	-122.301745	41.974243	Copco	Reservoir Frontage/Access	Average	0.53
4410081000	-122.305199	41.978694	Copco	Reservoir Frontage/Access	Average	0.53
4440331000	-122.323916	41.978914	Copco	Reservoir Frontage/Access	Average	0.53
4440441000	-122.326068	41.978368	Copco	Reservoir Frontage/Access	Average	0.54
4550041000	-122.275193	41.97086	Copco	Reservoir Frontage/Access	Average	0.54
4440361000	-122.323247	41.978091	Copco	Reservoir Frontage/Access	Average	0.54
4440311000	-122.324261	41.979345	Copco	Reservoir Frontage/Access	Average	0.54
4400721000	-122.301744	41.971614	Copco	Reservoir Frontage/Access	Average	0.55
4393091000	-122.280511	41.967865	Copco	Reservoir Frontage/Access	Average	0.56
4400521000	-122.300629	41.972554	Copco	Reservoir Frontage/Access	Average	0.56
4440341000	-122.323694	41.978667	Copco	Reservoir Frontage/Access	Average	0.56
4440351000	-122.323478	41.978376	Copco	Reservoir Frontage/Access	Average	0.56
4490011000	-122.286187	41.968771	Copco	Reservoir Frontage/Access	Average	0.56
4440371000	-122.32302	41.977821	Copco	Reservoir Frontage/Access	Average	0.56
4400361000	-122.302017	41.973276	Copco	Reservoir Frontage/Access	Average	0.57
4440321000	-122.324157	41.979132	Copco	Reservoir Frontage/Access	Average	0.57
4393171000	-122.275989	41.967498	Copco	Reservoir Frontage/Access	Average	0.57
4410071000	-122.305443	41.978901	Copco	Reservoir Frontage/Access	Average	0.57
4420061000	-122.315047	41.980145	Copco	Reservoir Frontage/Access	Average	0.58
4410011000	-122.307565	41.979481	Copco	Reservoir Frontage/Access	Average	0.58
4440181000	-122.325657	41.979103	Copco	Reservoir Frontage/Access	Average	0.58
4440291000	-122.324142	41.979673	Copco	Reservoir Frontage/Access	Average	0.59
4440271000	-122.324054	41.980198	Copco	Reservoir Frontage/Access	Average	0.59
4440381000	-122.322775	41.977551	Copco	Reservoir Frontage/Access	Average	0.59

4550051000	-122.274891	41.970667	Copco	Reservoir Frontage/Access	Average	0.60
4440391000	-122.322484	41.977339	Copco	Reservoir Frontage/Access	Average	0.60
4520041000	-122.265294	41.965481	Copco	Reservoir Frontage/Access	Average	0.60
4393071000	-122.281257	41.967898	Copco	Reservoir Frontage/Access	Average	0.60
4393421000	-122.270384	41.964646	Copco	Reservoir Frontage/Access	Average	0.60
4520161000	-122.265692	41.965892	Copco	Reservoir Frontage/Access	Average	0.60
4440261000	-122.323924	41.980563	Copco	Reservoir Frontage/Access	Average	0.60
4030190000	-122.265075	41.962934	Copco	Reservoir Frontage/Access	Average	0.60
4490251000	-122.285185	41.968542	Copco	Reservoir Frontage/Access	Average	0.60
4040350000	-122.289776	41.973654	Copco	Reservoir Frontage/Access	Average	0.60
4420051000	-122.315431	41.980006	Copco	Reservoir Frontage/Access	Average	0.60
4400531000	-122.301043	41.972317	Copco	Reservoir Frontage/Access	Average	0.61
4420041000	-122.315937	41.979961	Copco	Reservoir Frontage/Access	Average	0.61
4440201000	-122.325489	41.97963	Copco	Reservoir Frontage/Access	Average	0.62
4440191000	-122.325535	41.979394	Copco	Reservoir Frontage/Access	Average	0.62
4410041000	-122.306312	41.979407	Copco	Reservoir Frontage/Access	Average	0.63
4430321000	-122.319734	41.977168	Copco	Reservoir Frontage/Access	Average	0.63
4450011000	-122.322197	41.977143	Copco	Reservoir Frontage/Access	Average	0.65
4420071000	-122.314699	41.980209	Copco	Reservoir Frontage/Access	Average	0.68
4550061000	-122.274602	41.970505	Copco	Reservoir Frontage/Access	Average	0.69
4450061000	-122.321731	41.976747	Copco	Reservoir Frontage/Access	Average	0.69
4540161000	-122.272277	41.969234	Copco	Reservoir Frontage/Access	Average	0.70
4540191000	-122.271826	41.968469	Copco	Reservoir Frontage/Access	Average	0.70
4440451000	-122.326004	41.978816	Copco	Reservoir Frontage/Access	Average	0.70
4530151000	-122.27019	41.967143	Copco	Reservoir Frontage/Access	Average	0.70
4393241000	-122.274429	41.966977	Copco	Reservoir Frontage/Access	Average	0.75
4400271000	-122.300855	41.976103	Copco	Reservoir Frontage/Access	Average	0.75
4450091000	-122.321434	41.975855	Copco	Reservoir Frontage/Access	Average	0.76
4550071000	-122.273816	41.970504	Copco	Reservoir Frontage/Access	Average	0.77

4430241000	-122.317199	41.978711	Copco	Reservoir Frontage/Access	Average	0.77
4440281000	-122.324025	41.979937	Copco	Reservoir Frontage/Access	Average	0.79
4530171000	-122.269215	41.966899	Copco	Reservoir Frontage/Access	Average	0.80
4450471000	-122.320152	41.974338	Copco	Reservoir Frontage/Access	Average	0.80
4393261000	-122.273762	41.966462	Copco	Reservoir Frontage/Access	Average	0.80
4393431000	-122.269921	41.964558	Copco	Reservoir Frontage/Access	Average	0.80
4530181000	-122.268203	41.966808	Copco	Reservoir Frontage/Access	Average	0.80
4040531000	-122.288971	41.972282	Copco	Reservoir Frontage/Access	Average	0.80
4430041000	-122.318716	41.97821	Copco	Reservoir Frontage/Access	Average	0.82
4450141000	-122.320689	41.974311	Copco	Reservoir Frontage/Access	Average	0.82
4430261000	-122.318394	41.978532	Copco	Reservoir Frontage/Access	Average	0.86
4450101000	-122.321235	41.975557	Copco	Reservoir Frontage/Access	Average	0.86
4400501000	-122.300013	41.972873	Copco	Reservoir Frontage/Access	Average	0.88
4450071000	-122.321573	41.976502	Copco	Reservoir Frontage/Access	Average	0.90

4450081000	-122.321508	41.976183	Copco	Reservoir Frontage/Access	Average	0.91
4393231000	-122.275019	41.966551	Copco	Reservoir Frontage/Access	Average	0.95
4450161000	-122.319675	41.9742	Copco	Reservoir Frontage/Access	Average	0.95
4420031000	-122.316431	41.979953	Copco	Reservoir Frontage/Access	Average	0.96
4420451000	-122.312327	41.980072	Copco	Reservoir Frontage/Access	Average	0.96
4430121000	-122.319796	41.975628	Copco	Reservoir Frontage/Access	Average	1.00
4393541000	-122.267912	41.963119	Copco	Reservoir Frontage/Access	Average	1.00
4030170000	-122.261691	41.963176	Copco	Reservoir Frontage/Access	Average	1.00
4393561000	-122.2667	41.96303	Copco	Reservoir Frontage/Access	Average	1.00
4040471000	-122.289114	41.972782	Copco	Reservoir Frontage/Access	Average	1.00
4430131000	-122.319696	41.975202	Copco	Reservoir Frontage/Access	Average	1.01
4430271000	-122.319706	41.977686	Copco	Reservoir Frontage/Access	Average	1.01
4420131000	-122.311606	41.980812	Copco	Reservoir Frontage/Access	Average	1.01
4430141000	-122.319684	41.974737	Copco	Reservoir Frontage/Access	Average	1.03
4420121000	-122.312073	41.980544	Copco	Reservoir Frontage/Access	Average	1.06
4400711000	-122.301887	41.973824	Copco	Reservoir Frontage/Access	Average	1.07
4420091000	-122.313555	41.980005	Copco	Reservoir Frontage/Access	Average	1.07
4420021000	-122.316703	41.979571	Copco	Reservoir Frontage/Access	Average	1.08
4410251000	-122.306941	41.979429	Copco	Reservoir Frontage/Access	Average	1.08
4420151000	-122.310453	41.98121	Copco	Reservoir Frontage/Access	Average	1.08
4400741000	-122.30257	41.971093	Copco	Reservoir Frontage/Access	Average	1.09
4393251000	-122.274073	41.96625	Copco	Reservoir Frontage/Access	Average	1.10
4420081000	-122.314166	41.980145	Copco	Reservoir Frontage/Access	Average	1.11
4430061000	-122.319563	41.978127	Copco	Reservoir Frontage/Access	Average	1.11
4410091000	-122.304919	41.978304	Copco	Reservoir Frontage/Access	Average	1.12
4420141000	-122.311067	41.980967	Copco	Reservoir Frontage/Access	Average	1.12
4440461000	-122.325472	41.980044	Copco	Reservoir Frontage/Access	Average	1.13

4520151000	-122.264772	41.965061	Copco	Reservoir Frontage/Access	Average	1.13
4420011000	-122.316938	41.979088	Copco	Reservoir Frontage/Access	Average	1.13
4440501000	-122.32469	41.980642	Copco	Reservoir Frontage/Access	Average	1.13
4420191000	-122.308395	41.981332	Copco	Reservoir Frontage/Access	Average	1.21
4420101000	-122.312652	41.979806	Copco	Reservoir Frontage/Access	Average	1.24
4430361000	-122.317856	41.978697	Copco	Reservoir Frontage/Access	Average	1.34
4430301000	-122.319842	41.976142	Copco	Reservoir Frontage/Access	Average	1.38
4393061000	-122.282241	41.967901	Copco	Reservoir Frontage/Access	Average	1.40
4393011000	-122.284652	41.968269	Copco	Reservoir Frontage/Access	Average	1.40
4393571000	-122.26622	41.963001	Copco	Reservoir Frontage/Access	Average	1.40
4393551000	-122.267163	41.963148	Copco	Reservoir Frontage/Access	Average	1.50
4040490000	-122.297447	41.973777	Copco	Reservoir Frontage/Access	Average	1.60
4420181000	-122.308591	41.981973	Copco	Reservoir Frontage/Access	Average	1.68
4393531000	-122.268856	41.963185	Copco	Reservoir Frontage/Access	Average	1.70
4393461000	-122.268109	41.964124	Copco	Reservoir Frontage/Access	Average	1.70
4040461000	-122.289465	41.973343	Copco	Reservoir Frontage/Access	Average	1.70
4393031000	-122.284097	41.968334	Copco	Reservoir Frontage/Access	Average	1.90
4420461000	-122.307879	41.979757	Copco	Reservoir Frontage/Access	Average	1.90
Reservoir Frontage Copco Average Access Size Range 0.51-1.90 Acres					Median Acres	0.78
					Average Acres	0.86
					Min Acres	0.51
					Max Acres	1.90
					Total Parcels	116
					Before Value per Site	\$20,000
					Before Value Aggregate	\$2,320,000
After Value Aggregate	\$1,740,000					

Reservoir Frontage Copco Average Access Size Range 2.0-4.5 Acres						
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres
4030160000	-122.262586	41.963168	Copco	Reservoir Frontage/Access	Average	2.00
4420471000	-122.309604	41.981606	Copco	Reservoir Frontage/Access	Average	2.02
4040500000	-122.296728	41.973865	Copco	Reservoir Frontage/Access	Average	2.40
4450491000	-122.321017	41.974885	Copco	Reservoir Frontage/Access	Average	2.47
4040410000	-122.296017	41.973979	Copco	Reservoir Frontage/Access	Average	2.50
4393521000	-122.269425	41.963718	Copco	Reservoir Frontage/Access	Average	2.60
4410101000	-122.304	41.977913	Copco	Reservoir Frontage/Access	Average	2.67
4393041000	-122.28344	41.968466	Copco	Reservoir Frontage/Access	Average	2.70
4040440000	-122.295283	41.97406	Copco	Reservoir Frontage/Access	Average	2.80
4040560000	-122.294551	41.974109	Copco	Reservoir Frontage/Access	Average	2.80
4410121000	-122.301687	41.976393	Copco	Reservoir Frontage/Access	Average	2.82
4030150000	-122.263905	41.963072	Copco	Reservoir Frontage/Access	Average	3.00
4410111000	-122.302338	41.977141	Copco	Reservoir Frontage/Access	Average	3.37
4040181000	-122.291047	41.973913	Copco	Reservoir Frontage/Access	Average	4.00
4040541000	-122.288665	41.971694	Copco	Reservoir Frontage/Access	Average	4.50
Reservoir Frontage Copco Average Access Size Range 2.0-4.5 Acres					Median Acres	2.70
					Average Acres	2.84
					Min Acres	2.00
					Max Acres	4.50
					Total Parcels	15
					Before Value per Site	\$37,000
					Before Value Aggregate	\$555,000
After Value Aggregate	\$416,250					

Reservoir Frontage Copco Average Access Size Range 6.31-9.30 Acres						
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres
4040691000	-122.293088	41.974117	Copco	Reservoir Frontage/Access	Average	6.31
4393351000	-122.2798	41.965141	Copco	Reservoir Frontage/Access	Average	7.30
4393361000	-122.27906	41.965139	Copco	Reservoir Frontage/Access	Average	7.70
4030661000	-122.276276	41.971568	Copco	Reservoir Frontage/Access	Average	8.30
4393481000	-122.272876	41.964406	Copco	Reservoir Frontage/Access	Average	9.30
Reservoir Frontage Copco Average Access Size Range 6.31-9.30 Acres					Median Acres	7.70
					Average Acres	7.78
					Min Acres	6.31
					Max Acres	9.30
					Total Parcels	5
					Before Value per Site	\$62,000
					Before Value Aggregate	\$310,000
	After Value Aggregate	\$232,500				

Reservoir Frontage Copco Average Access Size Range 10.9-12.0 Acres						
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres
4050131000	-122.327597	41.978248	Copco	Reservoir Frontage/Access	Average	10.90
4393491000	-122.27141	41.964022	Copco	Reservoir Frontage/Access	Average	11.40
4040301000	-122.288317	41.970516	Copco	Reservoir Frontage/Access	Average	12.00
Reservoir Frontage Copco Average Access Size Range 10.9-12.0 Acres					Median Acres	11.40
					Average Acres	11.43
					Min Acres	10.90
					Max Acres	12.00
					Total Parcels	3.00
					Before Value per Site	\$73,000
					Before Value Aggregate	\$219,000
	After Value Aggregate	\$164,250				

Total Copco Frontage Average Access	190
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Reservoir Frontage Copco Fair Access Size Range 0.75 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
4410061000	-122.305563	41.979253	Copco	Reservoir Frontage/Access	Fair	0.75	
Reservoir Frontage Copco Fair Access Size Range 0.75 Acres						Total Parcels	1
						Before Value per Site	\$10,000
						Before Value Aggregate	\$10,000
						After Value Aggregate	\$7,500

Reservoir Frontage Copco Fair Access Size Range 2.0 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
4050291000	-122.305266	41.986227	Copco	Reservoir Frontage/Access	Fair	2.00	
Reservoir Frontage Copco Fair Access Size Range 2.0 Acres						Total Parcels	1
						Before Value per Site	\$18,500
						Before Value Aggregate	\$18,500
						After Value Aggregate	\$13,875

Reservoir Frontage Copco Fair Access Size Range 5.50 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
4040071000	-122.285572	41.975339	Copco	Reservoir Frontage/Access	Fair	5.50	
Reservoir Frontage Copco Fair Access Size Range 5.50 Acres						Total Parcels	1
						Before Value per Site	\$31,000
						Before Value Aggregate	\$31,000
						After Value Aggregate	\$23,250

Reservoir Frontage Copco Fair Access Size Range 10.08-19.00 Acres							
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres	
4030511000	-122.283948	41.97782	Copco	Reservoir Frontage/Access	Fair	10.08	
4030521000	-122.283604	41.977775	Copco	Reservoir Frontage/Access	Fair	10.08	
4030501000	-122.284354	41.977923	Copco	Reservoir Frontage/Access	Fair	10.10	
4030491000	-122.284766	41.978129	Copco	Reservoir Frontage/Access	Fair	10.20	
4360031000	-122.310512	41.992079	Copco	Reservoir Frontage/Access	Fair	19.00	
Reservoir Frontage Copco Fair Access Size Range 10.08-19.00 Acres						Median Acres	10.10
						Average Acres	11.89
						Min Acres	10.08
						Max Acres	19.00
						Total Parcels	5
						Before Value per Site	\$36,500
						Before Value Aggregate	\$182,500
After Value Aggregate	\$136,875						

Reservoir Frontage Copco Fair Access Size Range 10.08-20.0 Acres						
APN	Longitude	Latitude	Location	View/Frontage	Access	Acres
4040431000	-122.287344	41.966559	Copco	Reservoir Frontage/Access	Fair	23.60
4050041000	-122.316185	41.990321	Copco	Reservoir Frontage/Access	Fair	25.00
4050271000	-122.307851	41.990432	Copco	Reservoir Frontage/Access	Fair	32.10
4050411000	-122.321538	41.989577	Copco	Reservoir Frontage/Access	Fair	35.00
4030541000	-122.281728	41.982915	Copco	Reservoir Frontage/Access	Fair	35.60
4050281000	-122.307826	41.987991	Copco	Reservoir Frontage/Access	Fair	36.70
4030421000	-122.281967	41.976786	Copco	Reservoir Frontage/Access	Fair	42.37
4030481000	-122.27946	41.974921	Copco	Reservoir Frontage/Access	Fair	42.55
Reservoir Frontage Copco Fair Access Size Range 10.08-20.0 Acres					Median Acres	35.30
					Average Acres	34.12
					Min Acres	23.60
					Max Acres	42.55
					Total Parcels	8
					Before Value per Site	\$64,000
					Before Value Aggregate	\$512,000
After Value Aggregate	\$384,000					

Total Copco Frontage Fair Access	16
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SALES FROM IRON GATE: NO VIEW, FAIR ACCESS

SALES FROM IRON GATE: NO VIEW, FAIR ACCESS

View	APN	Event Date	Indicated Sales Price	Acres	Price/Acre
No Reservoir View	102180190000	26-Mar-07	\$5,000	2.6	\$1,923
No Reservoir View	102210180000	06-Sep-07	\$5,000	2.7	\$1,852
No Reservoir View	102240020000	22-Jun-07	\$5,500	2.5	\$2,200
No Reservoir View	102260130000	15-May-07	\$6,000	2.5	\$2,400
No Reservoir View	102071080000	07-Aug-08	\$7,000	2.8	\$2,500
No Reservoir View	102220070000	29-Jan-07	\$7,000	3	\$2,333
No Reservoir View	102230100000	25-Aug-08	\$8,000	2.5	\$3,200
No Reservoir View	102180190000	23-May-07	\$8,000	2.6	\$3,077
No Reservoir View	102160060000	08-Jan-07	\$8,250	2.6	\$3,173
No Reservoir View	102210180000	30-Jul-08	\$8,800	2.7	\$3,259

Median Acre	2.60	Median Price/Acre	\$2,450
Mode Acre	2.60	Mode Price/Acre	#N/A
Average Acre	2.65	Average Price/Acre	\$2,592
Median Value for No View, Poor Access, Typical 2.6 Acres			
Site Value	\$6,370	Price/Acre	\$2,450

SALES FROM IRON GATE: RESERVOIR VIEWS, FAIR ACCESS

SALES FROM IRON GATE: RESERVOIR VIEWS, FAIR ACCESS

View	APN	Event Date	Indicated Sales Price	Acres	Price/Acre
Reservoir View	102011170000	17-Jul-07	\$8,230	2.7	\$3,048
Reservoir View	102091180000	21-May-08	\$8,500	2.5	\$3,400
Reservoir View	102091180000	21-May-08	\$8,500	2.5	\$3,400
Reservoir View	102021130000	25-Jun-07	\$9,200	2.6	\$3,538
Reservoir View	102021130000	25-Jun-07	\$9,200	2.6	\$3,538
Reservoir View	102340240000	09-Apr-07	\$10,270	2.5	\$4,108
Reservoir View	102051060000	01-May-07	\$11,000	2.6	\$4,231
Reservoir View	102031040000	09-Aug-07	\$11,000	2.7	\$4,074
Reservoir View	102280100000	09-Feb-07	\$11,050	2.6	\$4,250
Reservoir View	102310090000	06-Mar-07	\$12,500	2.6	\$4,808

Median Acre	2.6	Median Price/Acre	\$3,806
Mode Acre	2.6	Mode Price/Acre	\$3,400
Average Acre	2.59	Average Price/Acre	\$3,840

Median Value for Fair Access for Typical 2.6 Acre Parcel			
Site Value	\$9,880	Price/Acre	\$3,800

HISTORICAL SALES FROM COPCO: RESERVOIR VIEWS

HISTORICAL SALES FROM COPCO: RESERVOIR VIEWS

APN	View	Event Date	Indicated Sales Price	Acres	Price/Acre
4480161000	Reservoir View	11-Mar-03	\$2,500	0.20	\$12,500
4450241000	Reservoir View	05-Aug-04	\$6,000	0.68	\$8,824
4530071000	Reservoir View	11-May-05	\$2,600	0.80	\$3,250
4490171000	Reservoir View	19-Jul-05	\$5,000	0.47	\$10,638
4400581000	Reservoir View	18-Sep-06	\$14,425	0.60	\$24,042
4440011000	Reservoir View	29-Sep-06	\$10,000	0.58	\$17,241
4400581000	Reservoir View	16-Apr-08	\$6,050	0.60	\$10,083

Median Acres	0.60	Median Price/Acre	\$10,638
Mode Acres	0.60	Mode Price/Acre	#N/A
Average Acres	0.56	Average Price/Acre	\$12,368

Median Value for Reservoir View on Copco, Average Access, Typical 0.60 acres			
Site Value	\$6,383	Price/Acre	\$10,638

HISTORICAL SALES FROM COPCO: FRONTAGE/ACCESS PARCELS

HISTORICAL SALES FROM COPCO: FRONTAGE/ACCESS PARCELS

APN	Frontage	Event Date	Indicated Sales Price	Acres	Price/Acre	Note
4420201000	Frontage/Access	24-Feb-03	\$15,001	0.51	\$29,414	
4410061000	Frontage/Access	12-Aug-03	\$7,500	0.75	\$10,000	
4420181000	Frontage/Access	22-Apr-04	\$20,000	1.68	\$11,905	
4440331000	Frontage/Access	05-Oct-04	\$10,000	0.53	\$18,868	
4440321000	Frontage/Access	02-Dec-04	\$12,000	0.57	\$21,053	
4550041000	Frontage/Access	10-Nov-05	\$12,500	0.54	\$23,148	
4440341000	Frontage/Access	12-Apr-06	\$19,000	0.56	\$33,929	
4400421000	Frontage/Access	25-Apr-06	\$12,300	0.52	\$23,654	
4440341000	Frontage/Access	24-Jul-08	\$45,000	1.12	\$40,179	It is noted that this is a sale of two sites each 0.56 acres which have a total acreage of 1.12 acres.

Median Acre	0.55	Median	\$23,148
Mode Acre	0.56	Mode	#N/A
Average Acre	2.72	Average	\$23,572

Median Value for Copco Reservoir Frontage/Access Typical 0.56 Acres			
Site Value	\$12,880	Price/Acre	\$23,000

SALES FROM IRON GATE: NO VIEW, AVERAGE ACCESS

SALES FROM IRON GATE: NO VIEW, AVERAGE ACCESS

View	APN	Event Date	Indicated Sales Price	Acres	Price/Acre
No View	102180220000	21-Dec-07	\$11,500	3.74	\$3,075
No View	102260310000	16-Feb-07	\$11,000	2.6	\$4,231
No View	102170140000	18-Mar-08	\$11,500	2.6	\$4,423
No View	102150070000	04-Dec-07	\$13,000	2.8	\$4,643
No View	102170110000	17-Jan-08	\$12,200	2.6	\$4,692
No View	102170090000	01-Feb-08	\$12,200	2.6	\$4,692
No View	102180050000	03-Dec-08	\$12,000	2.5	\$4,800
No View	102150050000	17-Apr-08	\$12,500	2.5	\$5,000
No View	102170010000	23-Apr-08	\$12,500	2.5	\$5,000
No View	102290230000	13-Aug-07	\$12,500	2.5	\$5,000
No View	102170170000	15-Apr-08	\$13,750	2.6	\$5,288
No View	102290190000	18-Jan-07	\$14,000	2.6	\$5,385
No View	102170100000	25-Sep-08	\$14,000	2.5	\$5,600
No View	102150240000	17-Oct-07	\$14,000	2.5	\$5,600
No View	102210280000	31-May-07	\$14,202	2.5	\$5,681
No View	102170150000	25-Sep-08	\$15,600	2.7	\$5,778
No View	102170030000	17-Oct-07	\$16,000	2.5	\$6,400

Median Acre	2.60	Median Price/Acre	\$5,000
Mode Acre	2.50	Mode Price/Acre	\$5,000
Average Acre	2.64	Average Price/Acre	\$5,017

No View, Average Access, Typical 2.6 Acres			
Site Value	\$13,000	Price/Acre	\$5,000

**SISKIYOU COUNTY
REAL ESTATE DISCLOSURE ADVISORY**

SISKIYOU COUNTY LOCAL REAL ESTATE DISCLOSURE ADVISORY

(This form is intended for use only together with C.A.R. Form SBSA, "Statewide Buyer and Seller Advisory")

This Advisory applies to the property identified as follows:

Property Address: _____ Dated: _____
Seller: _____
Buyer: _____
Assessor's Parcel Number(s): _____

In considering whether to buy or sell real property in Siskiyou County, one should read and understand the matters discussed in this Advisory as well as the information contained in all available documents including but not limited to: Real Estate Transfer Disclosure Statement (C.A.R. Form TDS), Statewide Buyer and Seller Advisory, (C.A.R. Form SBSA), any Supplementary Disclosures, the booklet entitled "Environmental Hazards: A Guide for Homeowners, Buyers, Landlords, and Tenants (includes Toxic Mold Update)/The Homeowners Guide to Earthquake Safety," Seller Vacant Land Questionnaire (C.A.R. Form VLQ), the Buyers Inspection Advisory (C.A.R. Form BLA-A), and all other notices and information you have or will receive regarding any inspection and condition of the real property you are considering selling or buying.

Expectations are a key to successful living in Siskiyou County. Prospective buyers are advised to read "*The Code of the West...the Realities of Rural Living - A Primer for Living in Siskiyou County California*". This helpful and important information is available from the County of Siskiyou at the following link:
<http://www.co.siskiyou.ca.us/docs/Code%20of%20the%20West%2012-05.pdf>

1. Hammond Ranch Roads and Reservoir - Issues relating to property use in the Hammond Ranch subdivision may be found on the Association's website at: www.hammondlandowners.org/roadStatus.asp.

2. Carrick Addition & Warren Addition Water Concerns

Issues exist with the water supply for the Carrick Addition area. These issues relate to the new well that was drilled in 2003. The County of Siskiyou has stated that the problem appears to be minerals in the water rather than contamination. The nearby Warren Addition may have similar concerns. The City of Weed has supplied water from their supply during winter months to the Carrick Addition but cannot commit to summer supply. For information regarding the Carrick Addition water concerns and the Warren Addition, contact the City of Weed 530-938-5020.

3. Arsenic-Groundwater Contamination

Siskiyou County public Health Department has been aware of the presence of arsenic in the groundwater supplies in specific areas of the county for a number of years. Arsenic is naturally occurring in rocks and soil and is widely distributed in the earth's crust. It can be released into the environment by natural activities and gets into water from runoff and leaching. Arsenic is present in the groundwater in concentrations greater than the drinking water standard in the following locations: Copco Lake Area, areas of the Mt. Shasta Vista Subdivision, in the valley north of Weed, in areas south and southeast of Yreka and in areas north of Yreka along Highway 263. For information regarding the Siskiyou County Department of Health recommendations pertaining to this issue, call 530-841-2112. <http://www.co.siskiyou.ca.us/phs/publichealth/news.htm#arsenic>.

SISKIYOU COUNTY LOCAL REAL ESTATE DISCLOSURE ADVISORY
(Page 1 of 4)

Buyer () () Seller () ()

Property Address: _____ Dated: _____

4. Copco, Iron Gate and Dwinnell Dams

The National Academy of Sciences has reported on the continuing controversy over the Klamath Reclamation Project, and has recommended, among many other mitigations, studying the removal of Lake Shastina's Dwinnell Dam, Copco Dam and Iron Gate Dam in order to enhance salmon populations. Copco and Iron Gate Dams are currently involved in the process of applying for re-licensing. The re-licensing is opposed by several groups and is not yet completed. These opposing groups want the dams removed and the outcome is not yet decided. For more information go to the State of California North Coast Regional Water Quality Control Board Staff Report at www.waterboards.ca.gov/northcoast.

5. Klamath River Dams

The Federal Energy Regulatory Commission (FERC) has now issued its Environmental Impact Statement (EIS) (11/16/07) on KHP re-licensing. For full details regarding re-licensing of Klamath River Dams, please go to: <http://www.waterboards.ca.gov/rwqcb1/programs/mndi/klamath/klamath.html>.

6. Klamath River Country Estates (KRCE)

The Klamath River Country Estates (KRCE) Homeowners Association is currently involved in litigation relating to the under funded reserve account. Currently, there are insufficient funds for road repair and maintenance.

7. Right to Farm -- Statement of Acknowledgement

Pursuant to Siskiyou County Code, Section 10-11.01 et. seq., the herein signed seller and/or purchaser/buyer acknowledges the following: Occupants of real property adjacent to property used for agricultural operations or included in an area zoned for agricultural purposes may be subject to inconveniences or discomforts arising from such operations including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Siskiyou County has determined that the use of real property for agricultural operations is a high priority and favored use to the County and will not consider it to be a nuisance to those inconvenienced or experiencing discomfort arising from agricultural operations, if such operations are consistent with accepted customs and standards. Procedures for resolution of disputes are included within the cited code section.

8. Volcanic & Seismic Disclosures

Mt. Shasta is considered by geologists to be an active volcano. For further information, buyers are advised to view the following website: www.siskiyou.edu/shasta/gio/index.htm. Since the State of California has not mapped for seismic for accurate reporting on the NFD and our Siskiyou County Planning Department states that all of Siskiyou County is in a seismic zone III (3).

9. Homeowners Association Compliance

If the property being purchased is located within any subdivision which has a homeowners association, prospective buyers are advised to contact the association and request that they conduct an inspection of the subject property in order to provide you with documentation that the property being purchased is in compliance with all of the rules and regulations of the association. If not, prospective buyers should ask to be provided with a list of items that do not comply so that they are informed of issues with the property.

SISKIYOU COUNTY LOCAL REAL ESTATE DISCLOSURE ADVISORY
(Page 2 of 4)

Buyer () () Seller () ()

Property Address: _____ Dated: _____

10. Wells and Septic Systems

Well and septic system issues are governed by the Siskiyou County Health Department. Questions and concerns regarding permitting and required standards for wells and septic systems should be directed to the sanitarian for the area in which you are purchasing property. The telephone number for the Siskiyou County Health Department is 530-841-4040.

11. Wetlands

Some lands in Siskiyou County are under the jurisdiction and control of the Army Corp of Engineers and are subject to restrictions regarding development and building. For information regarding jurisdictions which may impact the use of property you may be considering, contact both the Siskiyou County Planning Department, 311 4th Street, Yreka, CA 96097, Phone (530)842,8200 and the Army Corp of Engineers: www.spm.usace.army.mil/regulatory, P. O. Box 4863, Eureka, CA 95502, Phone (707)443-0855.

12: Open Range

Siskiyou County is an OPEN RANGE county. Property Owners must fence livestock out! Copies of the laws affecting your property are available at the Siskiyou County Planning Department (530)-842-8200. These laws affect most property in Siskiyou County and prospective owners should be aware of their provisions.

13: Logging

Purchasers of property in forested areas should be aware that surrounding properties may be subject to future logging. Property owners may be subject to road building, noise, dust, truck traffic and other issues associated with commercial logging.

14. Hazardous Materials

Hazardous and toxic waste products and materials are and have been discovered on properties that have been used for mining, logging, farming, ranching, wood milling, and also at residences. Underground fuel tanks are not uncommon in Siskiyou County. Contaminates come from sources other than fuel tanks. Hazardous waste issues are addressed by the State of California and the Siskiyou County Health Department. Contact the Siskiyou County Health Department for assistance on any contaminated properties or if you suspect there may be contaminates on a property you may be purchasing. The telephone number for the Siskiyou County Health Department is (530) 841-4040. <http://www.co.siskiyou.ca.us/phs/envhealth/wastecupa.htm>.

15: Algae Bloom

People whose skin comes in contact with algal toxins through swimming or other water activities may experience itching, rash, irritated eyes, sore throat or other hay fever-like symptoms. This may be caused by a person's sensitivity to the components of algae rather than the toxin. For a copy of the Siskiyou County Health Department brochure, please go to <http://www.co.siskiyou.ca.us/phs/publichealth/news.htm#algae>.

16: Water Rights

Property being sold within Siskiyou County may or may not include rights to water either above ground or underground. Water issues, such as water rights, are not generally covered in a Preliminary Title Report and/or any subsequent title insurance policies. For more information regarding water issues, including issues of surrounding water rights, please visit www.waterrights.ca.gov. The Department of Water Resources can be contacted at (530)529-7300.

SISKIYOU COUNTY LOCAL REAL ESTATE DISCLOSURE ADVISORY
(Page 3 of 4)

Buyer () () Seller () ()

Property Address: _____ Dated: _____

17: CDF Defensible Fire Space Requirements

A Defensible Space of 100 feet around your home is required by law. For further information regarding these important requirements, please go to: <http://www.firesafecouncil.org/education/attachments/getready.pdf> and/or http://www.edcfiresafe.org/documents/edc_firesafe_news_spring_2006.pdf.

18.) Regional Water Issues Affecting Waterways within Siskiyou County

Properties located near or adjacent to Siskiyou County waterways may be subject to control by the North Coast Regional Water Quality Control Board, <http://www.swrcb.ca.gov/rwqcb1/programs/tmdl/Status.html>. Items such as the Total Maximum Daily Load (TMDL) are important issues to understand before you purchase property with waterways such as the Scott River, Klarnath River, Shasta River and the Salmon River. The Total Maximum Daily Load (TMDL) process leads to a "pollution budget" designed to restore the health of a polluted body of water. The TMDL process provides a quantitative assessment of water quality problems, contributing sources of pollution, and the pollutant load reductions or control actions needed to restore and protect the beneficial uses of an individual waterbody impaired from loading of a particular pollutant. More specifically, a TMDL is defined as the sum of the individual waste load allocations for point sources, load allocations for non-point sources, and natural background such that the capacity of the water body to assimilate pollutant loading (the loading capacity) is not exceeded (40 CFR §130.2). In other words, a TMDL is a calculation of the maximum amount of a pollutant that a waterbody can receive and still meet water quality standards which will insure the protection of beneficial uses. This calculation also includes a margin of safety and consideration of seasonal variations. In addition, the TMDL contains the reductions needed to meet water quality standards and allocates those reductions among the pollutant sources in the watershed. The Clean Water Act of 1972 gave the State Water Resources Control Board and the US Environmental Protection Agency (EPA) the authority to establish TMDLs under Section 303(d). The Clean Water Act can be found at <http://www.epa.gov/region5/water/cwa.htm>. Section 303(d) can be found at 33 USC §1313.

19.) _____

By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of this Advisory. Buyer and Seller are encouraged to read carefully. REFERENCED AGENCIES AND WEBSITES HAVE IMPORTANT, CURRENT INFORMATION REGARDING ISSUES THAT PERTAIN TO SISKIYOU COUNTY; THEREFORE YOU ARE STRONGLY ADVISED TO INVESTIGATE FURTHER.

Buyer

Seller

Buyer

Seller

Date

Date

COMMUNICATION LOG

**IRON GATE AND COPCO PROPOSED DAM REMOVAL ASSIGNMENT
COMMUNICATION LOG**

Mike Mallory- Siskiyou County Assessor

9/10

-Discussed the Siskiyou County Parcel Database information and ways of searching the data and that the appraiser for Iron Gate & Copco- Elizabeth Giacomelli would be available to work with me.

-\$200 Million reduction on the current tax roll

-Company in Lake Shastina that bought properties for low and sold them for low.

10/10

-Asked about Assessed values for 2007-08, he referred me to Elizabeth.

-Discussed the Siskiyou County market and the upward and downward trends and the impact they had on the tax roll.

-Discussed Perc issues and arsenic in the area Northeast of Copco- referred me to Elizabeth for detailed information.

Elizabeth Giacomelli- Siskiyou County Assessor Appraiser, Iron Gate & Copco

9/10

-Discussed the Siskiyou County Parcel Database and ways of searching the data. She said she would get approval from Mike to send out a copy of the Database of Transfers with Physical Characteristics.

-Discussed the general Iron Gate and Copco Areas and issues with the area.

10/10

-Discussed the Iron Gate and Copco areas more in depth: retirement community, 2nd homes, terrain issues, winter access, perc issues, distressed property sales/declining values in the area, companies sending out letters to property owners to buy their properties for under market value

-Gave me Wendy Luckey's number at Siskiyou County to talk to about perc issues.

-Gave me Ray Singleton's name as a well informed agent in the area, said he would have a copy of the Siskiyou County Realtor Disclosure Form.

-Summer Algae Blooms has a bad smell

-Water ski on Iron Gate- not allowed on Copco

-power is expensive to get from the road so access issues are both for accessing the property, but also access to power.

-will send out Siskiyou County Assessed Values for 2007, 2008, 2009

-some river properties can't access the water because the river is protected

-Mt. Shasta can be seen mostly everywhere, not necessarily a big impact

-Level lots have premium

- Power lines/easements have some buyer resistance

-\$1,200-1,400 for perc test - \$2,500 to \$20,000 well due to depth

-Some deals have fallen through due to disclosure of the proposed dam removal

-Went through potential sales for her comments and knowledge

Dan Weale- Siskiyou County Assessor Appraiser, Lake Shastina

- Went through potential sales for his comments and knowledge
- Discussed influences to value- views, site size/slope, location in the development
- Discussed if properties with reservoir frontage had boat access.
- Water levels in Lake Shastina can be low which impacts the views.

Wendy Luckey Siskiyou County Public Health & Community Development

10/10

- Spoke to Wendy about having access to figure out if parcels in the Iron Gate and Copco area had perc issues. She offered to go through the list.

Roland Hickel Siskiyou County Planner

10/10

- Looked up the zoning for some of the parcels when the land use codes were vague.

Ray Singleton – Siskiyou County Broker/Appraiser

10/10

- Siskiyou County Realtors Disclosure is county wide and he would send me a copy.
- 2007-08 slight decline beginning of the slowdown in Siskiyou County & on Copco
- Different buyers for river versus lake, lake buyers prefer having a dock & boat
- No docks on Iron Gate
- Copco has some private docks and one public access- needs approval from PP&L
- Will send over home and land sales for Iron Gate & Copco from MLS since 1997
- for lake and river properties it is all about frontage
- Mt. Shasta views range in value dependent on view
- Premium for level lot and for sloped lots with views
- down slope less desirable due to issues with snow & driveway
- properties already improved with well & septic have premium

Kathy Hayden Siskiyou County Agent

10/10

- Height of the market 2008 for Siskiyou County
- Will send over home and land sales for Iron Gate & Copco from MLS
- Felt there was definite affect on the sales, mainly foreclosure sales are moving – other homeowners can't afford to sell and compete with the foreclosures
- retirement community, second homes, fishing & recreation is the draw

Sharon Grace Siskiyou County Association of Realtors

10/10

- Would send over Median values for homes in Siskiyou County from 2005 to current from the MLS

Michele Duchi Lake Shastina Real Estate Center

9/10

-Gave a brief overview of the valuation assignment.

-Asked about sales in Lake Shastina that had reservoir views, but not golf course or green areas.

Typical sites in the area are 1/3 to 1/4 acre

-Discussed the Siskiyou County Market and the upward and downward trends 2004-05 began selling, decline started after 2007-08.

10/10

-Discussed if properties on with reservoir frontage had boat access- she wasn't sure some had docks but not many, there is a public boat ramp.

ITEM 10
STATEMENT OF WORK

Statement of Work - SOW
Office of Valuation Services - OVS
Agency Case & Number: Dam Removal Land Value Impact Study
ARRTS Number: LD72AK

SECTION 1 – SUBJECT IDENTIFICATION & GENERAL INFORMATION

Project Summary:

The Klamath Hydroelectric Settlement Agreement calls for certain environmental studies related to the proposed removal of four dams along the Klamath River in California and Oregon. The Realty Sub-team of the NEPA Team for the Secretarial Determination needs to address the question – “what the impacts to property values and county tax receipts would be if four dams were removed on the Klamath River”. The NEPA Sub-team has requested the Office of Valuation Services (OVS) to assist in developing the methodology and framework to analyze these questions in the NEPA analysis.

The four dams in question are named – Iron Gate, Copco 1, Copco 2, and JC Boyle. Three of these dams (Iron Gate and Copco 1 & 2) are on the Klamath River (hereinafter referred to as the River) within the State of California while the JC Boyle dam is on the River within the State of Oregon. The dams are owned by PacifiCorp, aka, Pacific Power & Light (PPL). The three dams in California are located in Siskiyou County.

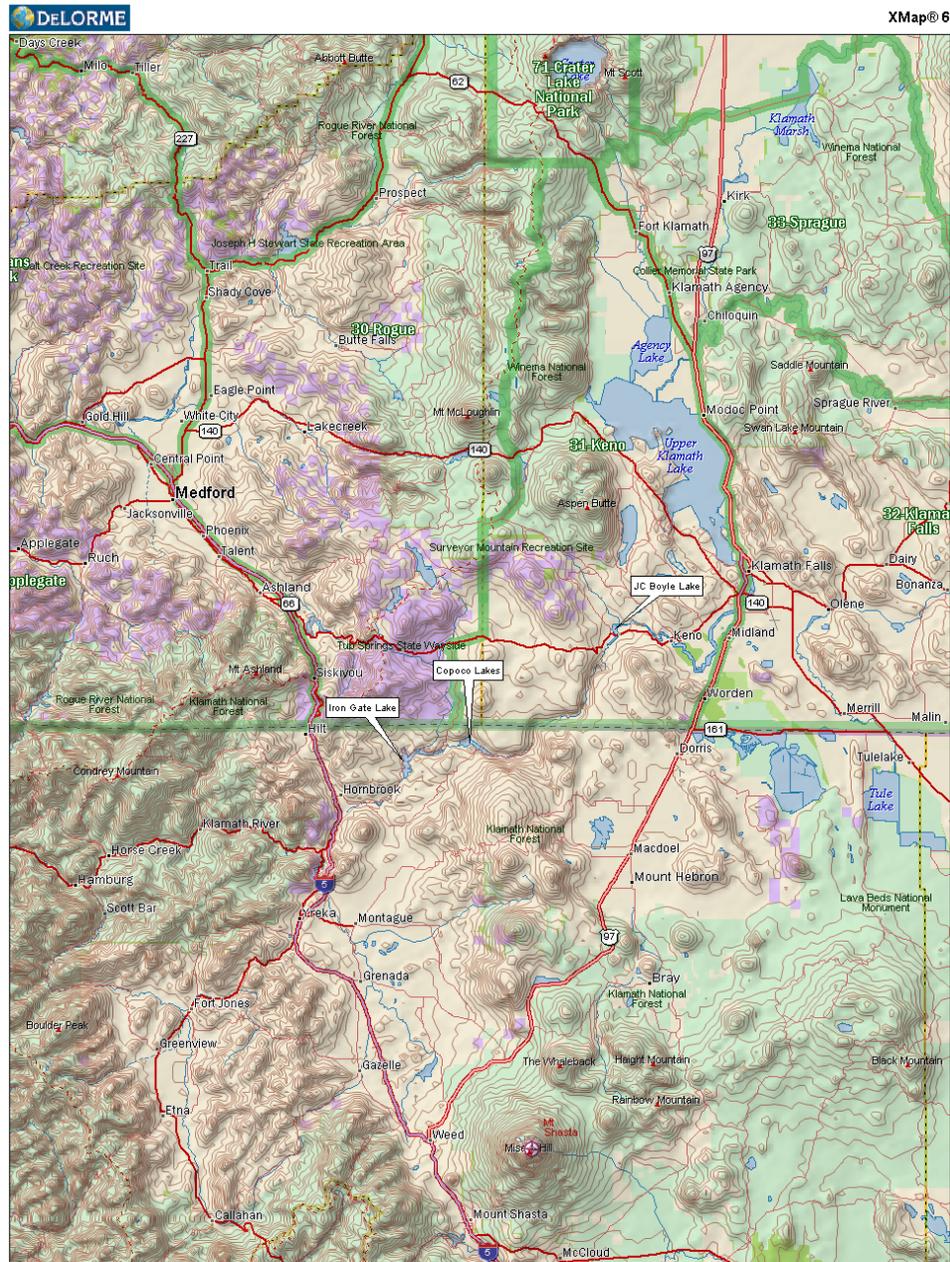
The dams were developed for electrical generation purposes and not for storage of water for agricultural use or flood control. The COPCO dams were built between 1918 and 1922 by the California Oregon Power Company (COPCO). Iron Gate Dam was built in the 1960's to control the uneven flow of water caused by Copco's flow changes due to power needs (the lakes are kept to a general level as water is released for power purposes only).

The dams have caused the river to backfill and have created lakes behind them. The lakes, although owned and controlled by PPL have been used by the general public for recreational purposes - fishing, boating, etc. PPL purportedly owns the land under the lake.

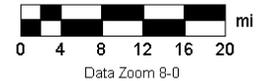
In the years since the dams were built and the lakes used by the general public, development of some of the land along the shores of the lakes and the canyon walls aligning the lakes has taken place. Development has not been intensive but is there all the same. Most development is found along

the south shore of Copco 1. This proposed evaluation study relates to the dams found in the State of California – Copco 1 & 2 and Iron Gate.

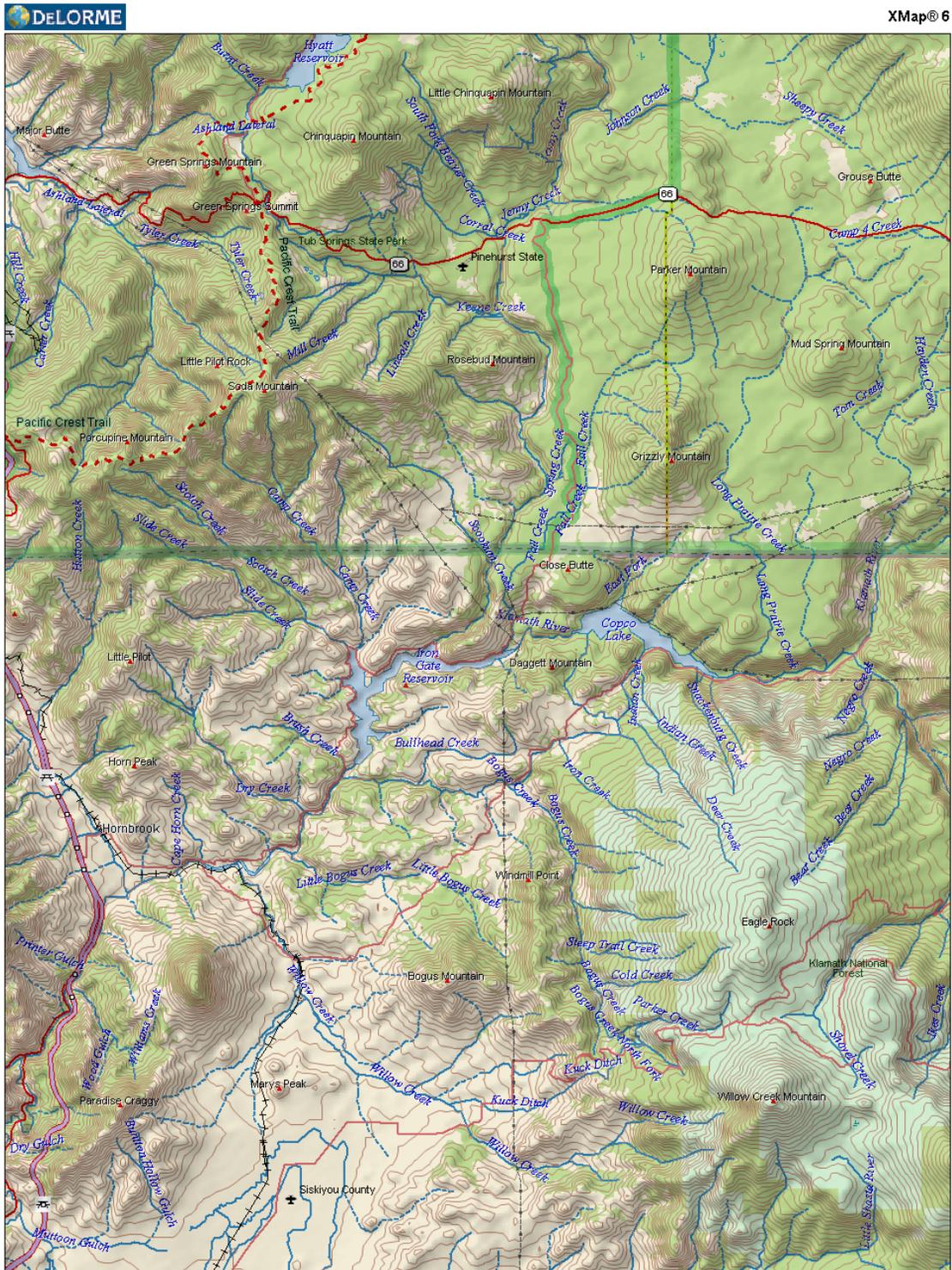
Please note the map below which shows the location of the four dams along the river. On the following page is another map showing Copco 1 & 2 and Iron Gate.



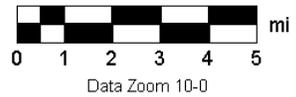
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- Client:** The client is: the Office of Valuation Services (OVS) of the US Department of the Interior.
- Intended User:** The intended user is: The Department of the Interior.
- Intended Use:** The intended use is: For use by Realty Sub-team, as input to the NEPA Team, in connection with the Environmental Impact Statement being prepared on the potential removal of the four identified dams along the river, to be submitted to the Secretary. The evaluation report is not intended for any other use.
- Parcel Identification:** The lots/parcels (hereinafter referred to as parcels) that will be valued as a part of this study are too numerous to be included in this SOW instead will be identified in a roster of parcels prepared by the Realty Sub-team that will be an attachment to this SOW.
- Legal Description:** Legal descriptions for the parcels on the roster have not been provided - the parcels to be a part of this evaluation assignment will be identified by the corresponding Siskiyou County - Assessor's Identification Numbers (APNs).
- Ownership/Occupant:** All parcels to be appraised are non-federal land and have individual private ownerships. The specific ownership is not important in this study only that each parcel is held in a fee interest and available to be sold on the open marketplace.
- Larger Parcel Issues:** There is no larger parcel issue - each Assessor's Parcel (AP) is to be evaluated as a separate legal and individual larger parcel.
- Improvements:** The structural and site improvements to each parcel is not a part of this evaluation study, only the underlying land. Public improvements available to the parcels however are to be considered i.e., paved road access, availability of utilities, etc.
- Personal Property:** Not a part of the study
- Property Access:** Legal and physical access to each parcel is to be determined by the subcontractor.

Contact Information: **Realty Sub-team Contact**

Renee Snyder
Klamath Basin Project Manager
Bureau of Land Management
(541) 885-4127
rdsnyder@blm.gov

Julie Bowen
Realty Specialist
Bureau of Reclamation
(916) 978-5322
jmbowen@usbr.gov

Inspection Permission: Permission to enter upon any of the parcels has not been granted. The evaluation contractor is not to enter upon the individual parcels or contact the individual parcel owners. Inspection of the individual parcels is to be made from the street and via satellite and/topographic maps only.

Outstanding Rights: Preliminary title reports will not be provided, individual parcel values are to be based upon the underlying fee simple interest free of all encumbrances except if readily identifiable in the field i.e., electrical transmission line running through a parcel, etc.

Provided Subject Property Information:

The following documents and reports will be provided under separate cover:

- | X | Roster of Parcels to be Appraised

SECTION 2 – APPRAISAL REQUIREMENTS & INSTRUCTIONS

Appraisal Standards: The evaluation report must conform to the Uniform Standards of Professional Appraisal Standards (USPAP). No other supplemental standards are applicable.

Market Value: Use the following definition of Market Value:

“The amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the

appraisal.” [Interagency Land Acquisition Conference, *Uniform Appraisal Standards for Federal Land Acquisitions*, 5th ed. (Appraisal Institute, 2000), 13.]

Property Interest:

The rights to be appraised are the underlying fee simple estate of the individual parcels. It is to be presumed that there are no mineral of value associated with the parcels therefore the mineral rights can be ignored.

Any information developed by the appraiser, or observations that are found to be contrary to the described property rights must immediately be brought to the OVS Engaging Appraiser/COTR’s attention as a request for possible amended instructions.

Date of Value:

The date of value to be used is April 2008.

Extraordinary

Assumption(s):

The Appraiser may not assume or invoke any extraordinary assumption without written approval from the OVS Engaging Appraiser/COTR.

Hypothetical

Condition(s):

The evaluation in the after condition will be made under the hypothetical condition the *dams have been removed and the lakes have drained, it further presumes that the river has returned to being a river flowing down the lower levels of the canyon floor and that the land which is under the lake has been restored to its native condition.* No other hypothetical condition is allowed without written approval from the OVS Engaging Appraiser/COTR.

Jurisdictional

Exception:

None.

Legal Instructions:

None.

Special Appraisal Instructions: Prior to the construction of dams the river flowed naturally through the land creating canyons, the construction of dams created lakes that then filled these canyons. Recreational use of the lakes was allowed by the dam owner which in turn spurred development of the real estate along some of the shores of the lakes. Land subdivision took place and small lakeside community(s) developed. Small residential lots and in some cases large parcels, line the lakeshore and the canyon walls on all sides of the lakes.

This evaluation assignment is contracted to: 1) determine the impact of the removal of the three dams in California on

the value of the individual parcels that align or are influenced by the lakes; and 2) determine the impact of the same on the tax roll of Siskiyou County. To this end, a before and after valuation analysis of the parcels on the roster is deemed necessary.

Market Value of the Parcels, in the Aggregate – Before Condition - The first step of the evaluation assignment is to determine a value for each individual parcel identified on the roster of impacted parcels in the before condition. The before condition is defined as the individual value of the parcels (with the lake in place) as of April of 2008 which was the date just prior to the time that the Agreement in Principal was signed. This date is intended to reflect the parcel values prior to the announcement of the dams possible removal (said announcement may have impacted the values in a negative way, if it is discovered that the public new prior to that date the engaging appraiser should be contacted to discuss a possible change in the date of value.)

The lakes are thought to have exerted a positive influence on the values of the individual parcels over the intervening years - by the proximity of the parcel to the recreational use, by the lake frontage of some, and by the view amenities offered of the lake enjoyed by other parcels. The before condition analysis should look at base values for parcels in the lake influence area compared to lots outside of the lakes influence area.

The appraisal can be made by segregating parcels into basic types and solving for base values then applying premiums if necessary to the individual lots/parcels. The retail values of the individual parcels from the roster should be summed (sum of the retail) to yield a value, in the aggregate, of the parcels in the before condition. *(I would expect that the sales data would largely come from the immediate area of the lakes.)*

Market Value of the Parcels, in the Aggregate – After Condition – As with the before condition, the after condition involves the estimation of the retail value of each individual parcel identified in the roster. In the after condition however, the **hypothetical condition** is invoked that the dams have been removed and the lakes have been drained (as of the date of the appraisal). It further presumes that the river has returned to being a river flowing down the lower levels of the canyon floor and that the land which was underneath the

lake has been restored to its native condition (similar to the land bordering the river upstream of the lakes and land bordering the river downstream of the lakes).

The appraiser would note that there would be no lake front lots anymore and the access to the river would be only from public points of access. There would be no lake views however there would be river views similar of that found along the river downstream from the Iron Gate dam and upstream from Copco Lake. The data set (sales) should come from other areas preferably from sections along the river that have the same influences as the after condition presents i.e., south/west of Iron Gate Dam. The retail values of the individual parcels should be summed (sum of the retail) to yield a value estimate, in the aggregate, of the parcels in the after condition.

The final values to be reported are 1) the Market Value of the Parcels, in the aggregate, in the Before Condition; and 2) the Market Value of the Parcels, in the aggregate, in the After Condition. The difference in the two values will measure the overall impact, if any, of the dam closures, on the parcels on the roster.

Condition 2 – Impact on the Assessor’s Assessment Roll - the contract appraiser will need to schedule the assessed value of the land component of the individual parcel from the roster of parcels as of the date of value. The individual parcel land values should be summed and then will represent the basis or position of Siskiyou County Tax prior to the dam(s) removal. The appraiser can then insert the concluded value of the individual parcels in the after condition into the same schedule. This set of numbers can be summed and then compared to the basis of Siskiyou County tax roll for the roster parcels. If the basis sum is greater than the sum from the after condition, then a loss would be expected to occur by virtue of the removal of the dams. The difference in the two sums is the measure of that loss. If the basis sum is less than the sum in the after condition, then no net loss will occur by virtue of the removal of the dams.

The engaging appraiser is not trying to dictate the entire scope of work - that is to be decided by the contract appraiser, only to identify the basic steps that is seen in solving the valuation problem.

No other controversies or issues have been identified. Should any controversy or issue(s) be identified by the Appraiser during the course of the assignment, the OVS Engaging Appraiser acting as the OVS Contracting Officer's Technical Representative (COTR) identified in this document, must be notified immediately.

General Appraisal Requirements & Instructions:

- The contracted Appraiser must hold a valid State Certificate as a Certified General Appraiser for the jurisdiction in which the subject property is located (California). (Valid credentials include those obtained directly from the jurisdiction, those issues under a reciprocity agreement, and/or those characterized as "temporary" under the jurisdiction's licensing and certification statutes).
- The OVS Statement-of-Work and employment contract (purchase or task order) must be included in the Addenda to the appraisal report.
- The appraiser may be required to attend a pre-appraisal meeting with the property owner, the US DOI bureau/agency, and OVS. The date, time and place of the meeting (if required) will be coordinated by the COR and communicated to the appraiser and other necessary parties.
- The Appraiser must make a personal inspection of the subject property and all of the comparable market properties used in the analyses unless specific arrangements to the contrary have been approved in writing by the OVS Engaging Appraiser/COTR prior to the commencement of the assignment.
- The appraisal is to be documented in a Self-Contained report format. (See UASFLA page 9, which states that a report prepared in accordance with UASFLA will be considered as meeting the USPAP requirements for a Self-Contained report.)
- The appraisal report will be reviewed for compliance with the terms of this Statement-of-Work, and USPAP Standards 1 & 2, Real Property Appraisal - Development and Real Property Appraisal - Reporting. Findings of inadequacy, if any, will require clarification and/or correction to the report.
- The opinions of current market value may not be predicated upon potential highest and best uses that are speculative or conjectural. A proposed highest and best use requires showing reasonable probability that the land is both physically adaptable for such use and there is an economic need or demand for such use in the reasonably near future.
- The appraiser's conclusion of highest and best use must be an *economic* use. A non-economic highest and best use, such as *conservation, natural lands, preservation* or any use that requires the property to be withheld from economic production in perpetuity, is not a valid use upon which to estimate market value.

- The preferred method of adjusting comparable sales is through supported quantitative adjustments (percentage, \$/acre, etc.); qualitative adjustments (similar, inferior, or superior) are to be used only when the market variables cannot be quantified. Quantitative adjustments without support are unacceptable. When the Appraiser must resort to qualitative analyses, support that is more extensive and discussion of the Appraiser's reasoning why a comparable sale is similar, inferior or superior to the subject property is required. *All adjustments must be supported by clear, appropriate, and credible analysis based on documented market research.* Mere references to undisclosed "trends," or reliance on the Appraiser's "opinion" or "judgment" without market support is an unacceptable practice. Market support includes discussions with buyers/sellers, potential investors, brokers, etc. The Appraiser must also recognize that variances in sale prices may be caused by multiple factors and should not over adjust a comparable by double-counting overlapping items.
- Documentation of the comparable sales and other market data utilized in the appraisal must comply with reporting requirements of UASFLA and the Uniform Relocation Assistance & Real Property Acquisition Policies Act 1970 (even though the appraisal is not written to UASFLA standards). For instance, the latter requires "A description of the comparable sales, including a description of all relevant physical, legal and economic factors such as parties to the transaction, source and method of financing, and verification by a party involved in the transaction."
- If sales to governmental entities, including sales to non-profit entities with the intention of transferring the sale property to a governmental entity, are included in the appraisal report, they are subject to extraordinary verification and treatment to the extent necessary for the appraiser to determine that they are arms length transactions and consistent with private market transactions reflective of market value to the private sector.
- Color photographs and maps of comparable properties shall be included in the appraisal report. Aerial and satellite photographs for comparable properties will be accepted unless the photographs are so dated that they do not accurately represent the property as it physically existed on the date of inspection. Any unusual property features must be photographed from ground level.
- The appraisal report and all information furnished to the Appraiser are DOI internal documents and are to be considered confidential by the Appraiser. All requests for information concerning the appraisal must be referred to the OVS Review Appraiser/COTR. The general public is not an intended user of the appraisal report; however the Appraiser must also be aware that the Freedom of Information Act and Agency policy may result in the release of all or part of the appraisal report to others.
- The Office of Valuation Services (OVS) will not normally accept custody of confidential information. Should the Appraiser find it necessary to rely on confidential information, he or she will contact the COTR for instructions. The

COTR will arrange for the reviewer to view the information and provide further instruction to the Appraiser regarding handling and storage of the confidential information.

SECTION 3 – CONTRACTING, PERFORMANCE & PAYMENT

Contracting Officer's Technical Representative (COTR)

Any questions regarding appraisal instructions and/or technical requirements for this solicitation should be addressed to the COTR. The authorized COTR for this appraisal is:

Charles W. LaFlamme, MAI
Review Appraiser
OVS – Office of Valuation Services, Pacific Region
2180 Harvard Street, Suite 380
Sacramento, CA 95815
Office: (916) 566-7036 or Cell: (530) 680-1154
Fax: (916) 566-7039
Email: claflamme@nbc.gov

The COTR will also be the OVS Review Appraiser, unless identified otherwise.

Appraisal Fee and Payment

The contract appraiser will work as a subcontractor to CDM who is the prime contractor for the environmental document (NEPA) and responsible for the payment of your fee.

Evaluation Criteria

None, sole source contract.

Performance

Unless otherwise agreed upon, 60 days (or less) from the date of awarding of the contract and authorization to proceed is the preferred date for submission of one original copy of the appraisal report and/or an electronic copy in PDF format, directly to OVS for review.

The submitted appraisal report will be reviewed for compliance with the terms of this Statement-of-Work. Unless other arrangements have been made, the OVS will review the report within thirty (30) calendar days of receipt, however, findings of inadequacy, if any, which will require clarification and/or correction may delay the review period.

Upon completion of the review and acceptance of the report, one Final report and a CD (PDF format) version of the final report are to be delivered by overnight delivery to the identified OVS Review Appraiser. The *Final* report copies shall be submitted within 15 calendar days after approval of the appraisal report. Additional copies will be required for the Realty Sub-team and the prime contractor.