DRAFT APPRAISAL REPORT

Jersey Island

Ironhouse Sanitary District
Jersey Island Road
Oakley California
APNs: Portion of 027-010-002 & 005

Date of Value: August 29, 2022

Date of Report: January 11, 2023

BRI 23052

BRI BENDER ROSENTHAL INCORPORATED

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BENDER ROSENTHAL INCORPORATED

January 11, 2023

Mr. Tyson Zimmerman, Assistant General Manager
Ironhouse Sanitary District
Reclamation District 830
450 Walnut Meadows Drive
Oakley, CA 94561

Re: Jersey Island
190-acre GGS Mitigation Property (Subject Property)
Contra Costa County, CA
APNs: Portion of 027-010-002 & 005

Dear Mr. Zimmerman:

We have completed the appraisal of the above-referenced portion of a 691 acre property. The purpose of the appraisal is to determine the current market value of the fee simple interest of the subject property. The intended use is to establish the current market value of the property for acquisition negotiations. The client and intended users of the appraisal is Ironhouse Sanitary District (Seller) and Montezuma Water, LLC (Buyer).

This is a narrative Appraisal Report as defined by USPAP. As such, it presents the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and of the intended use stated in this report. The following report sets forth the descriptive and factual data, the assumptions and conditions affecting the appraisal, and the findings and analyses that lead to and support our value opinion. Every effort has been made to conform to the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The undersigned conducted the appraisal and prepared the report.

We are pleased to have this opportunity to provide you with professional appraisal services.

BENDER ROSENTHAL, INC.

David B. Wraa, MAI, ARA, AI-GRS
Certified General Real Estate Appraiser
California Certificate No. AG023713

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PROPERTY IDENTIFICATION AND SUMMARY OF SALIENT FACTS

Appraisal Assignment	To develop an opinion of the current market value of the fee simple interest in the subject property. The subject is a 190-acre portion of the larger property owned by Ironhouse Sanitary District. The appraisal will establish the market value for purchase by Montezuma Water for mitigation purposes.
Property Description	The subject property consists of 190± acres of grazing and hay production land consisting of the northerly 190± acres of the two existing parcels as referenced on the Giant Garter Snake Bank Concept map provided for this appraisal. The subject 190± acres is hypothetically assumed to be a separate lot that is ready for sale but is currently a portion of APNs: 027-010-002 and 027-010-005 which total 690.80± acres. The property has good water from the Delta with siphons to irrigate the property. The property has historically been used by the sanitation district for effluent with the property currently leased for cattle grazing and hay production. Portions of the site are subject to natural gas leases on inactive wells located outside the area to be acquired.
Property Location	Jersey Island Road Contra Costa County, California.
Legal Description	Legal descriptions of the larger property are within the vesting document in the Appendix to this appraisal (Document 1993-101987). No separate legal description for the subject property was available for this appraisal.
Assessor's Parcel Numbers	Portion of 027-010-002 & 005
Owner of Record	Ironhouse Sanitary District, a California Sanitary District

Parcel Size	Hypothetical Subject Property	190.00	± Ac
	Portion of Larger Property		
	APN 027-010-002	210.62	± Ac
	APN 027-010-005	480.18	± Ac
	Total Larger Property	690.80	± Ac

Zoning A-3-SG, (A-3 Heavy Agricultural, SG – Solar Energy Generation Combining District)

General Plan Designation PS (Public/Semi-Public)

Flood Information The subject properties are entirely within Flood Zone AE per FEMA Flood Map 06013C0170G, dated March 21, 2017 & FEMA Flood Map 06013C0162G dated September 30, 2015.

Seismic Information Located in the Department of Conservation Liquefaction Zone.

Sales History According to public records, there have been no sales of the subject property within the past three years.

Improvements None.

Current Use The larger property is leased for cattle grazing and hay production.

Highest and Best Use Recreational/buffer land

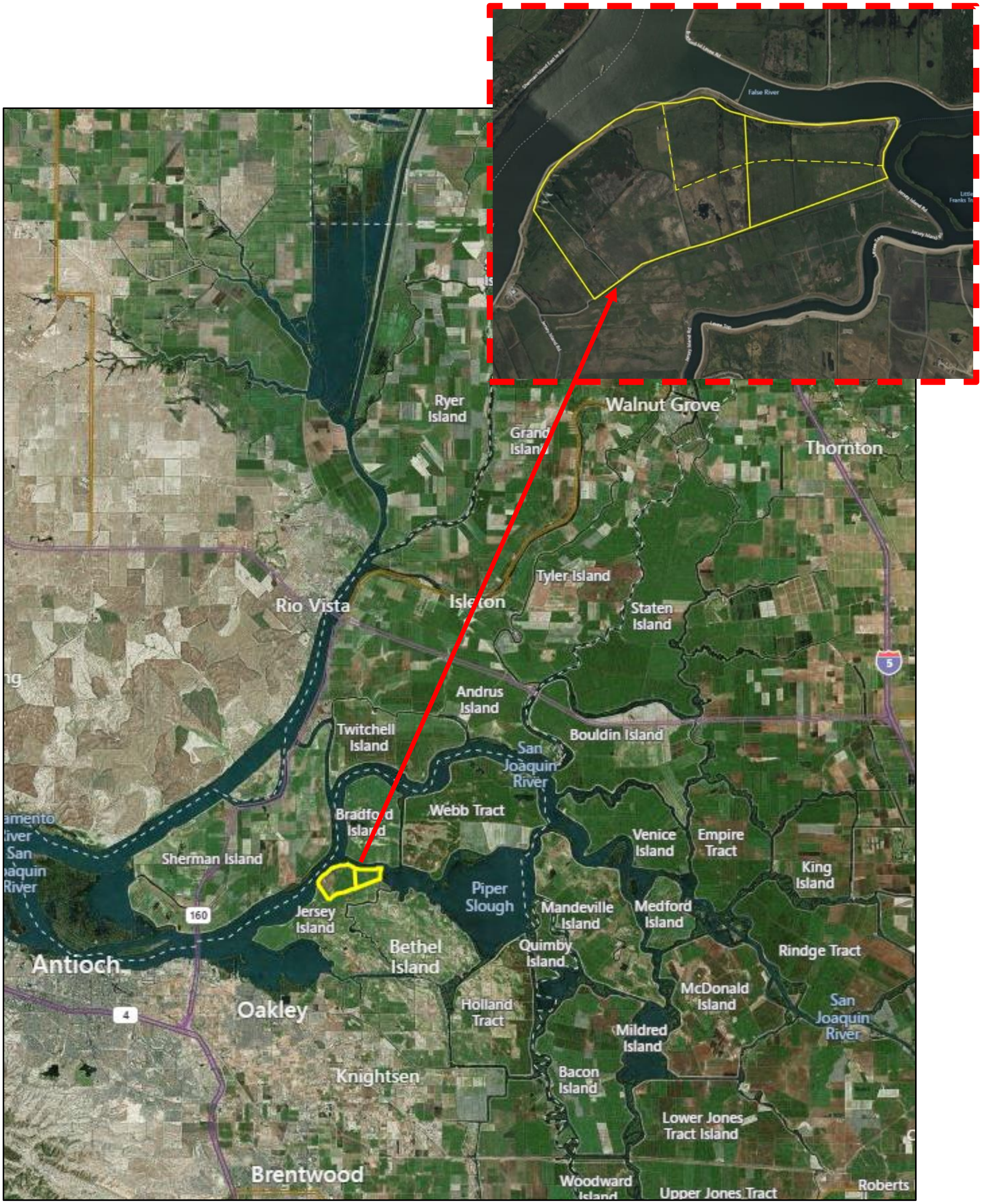
Date of Inspection August 29, 2022

Date of Value August 29, 2022

Date of Report January 11, 2023

Market Value Conclusion **$760,000**

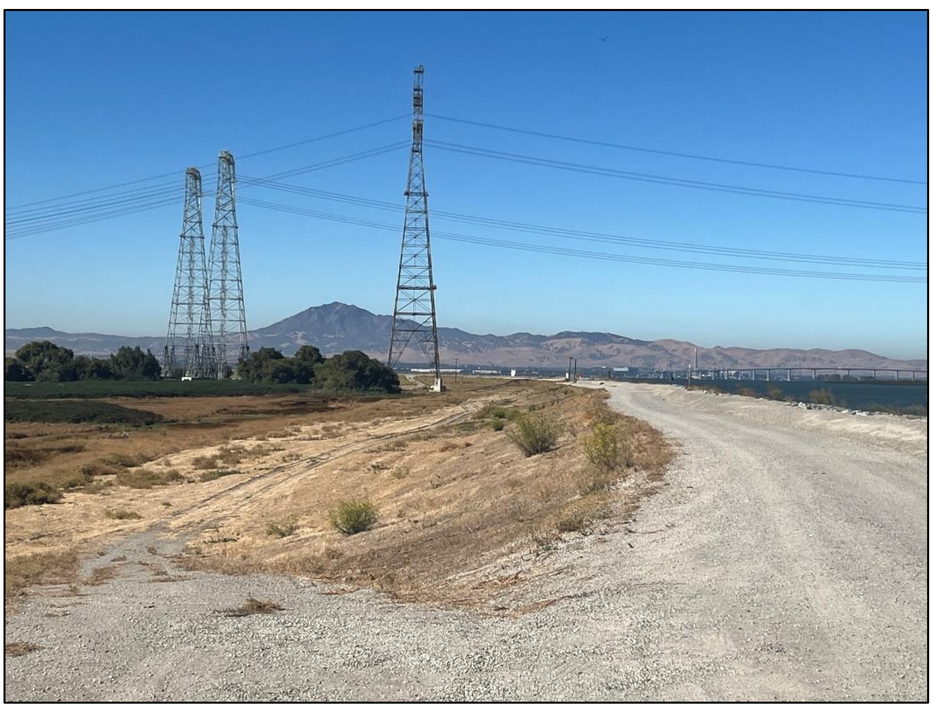
AERIAL PHOTOGRAPH



LARGER PROPERTY AERIAL PHOTO – FIGURE 4

LARGERPROPERTY PHOTOGRAPHS

Looking east along levee road



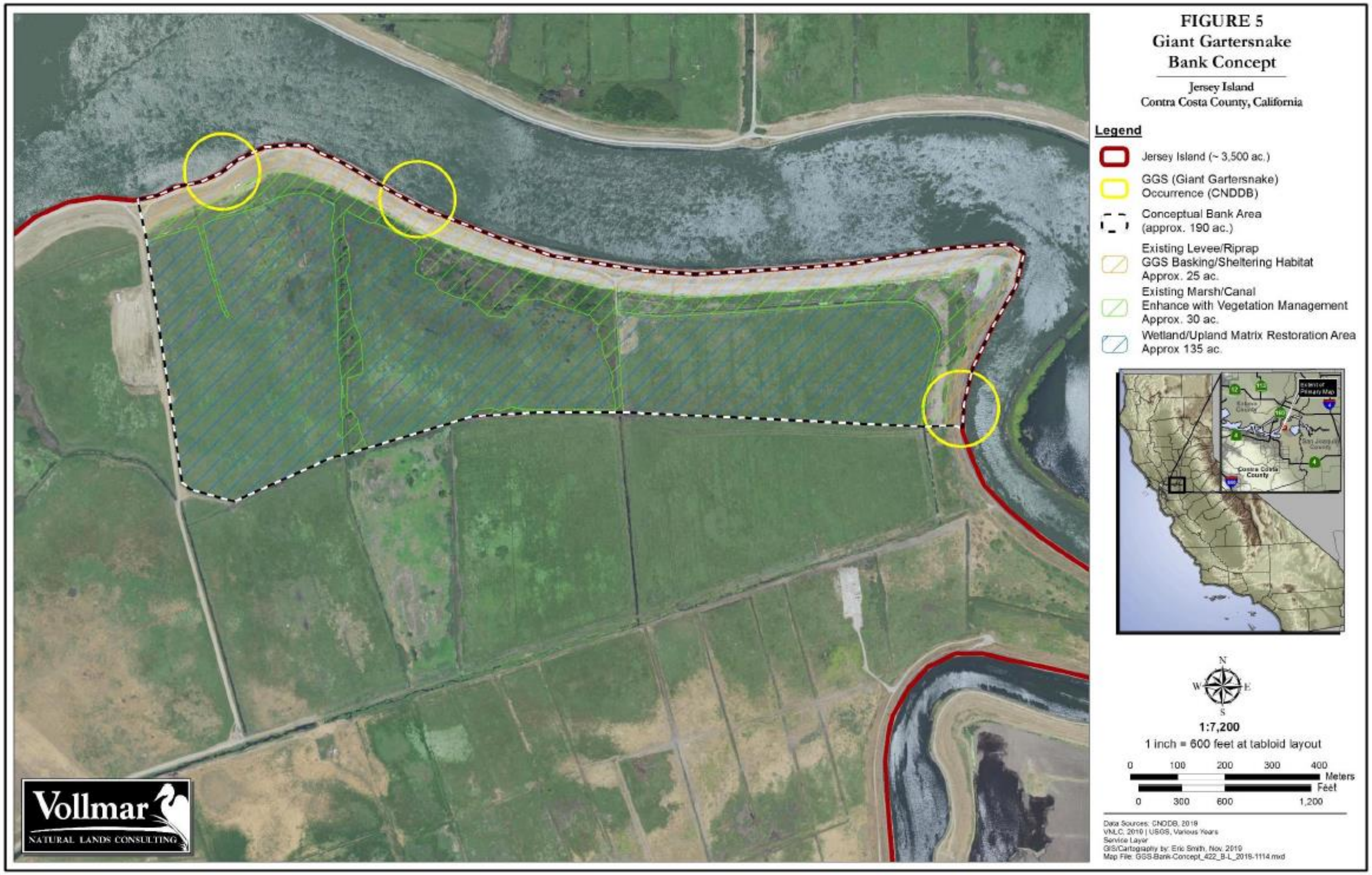
Looking west along levee road.

LARGER PROPERTY PHOTOGRAPHS

Looking southeast from the levee

View looking south

HYPOTHETICAL SUBJECT AERIAL PHOTO – FIGURE 5



SUBJECT PHOTOGRAPHS

Looking due west of acquisition area

Looking South of acquisition area

INTRODUCTION

CLIENT, INTENDED USE, INTENDED USER OF THE APPRAISAL

The client and intended users of the appraisal is Tyson Zimmerman with Ironhouse Sanitary District (Seller) and Montezuma Water, LLC (Buyer). The intended use is to establish the market value of 190± acre portion of the property to be purchased for development of a mitigation bank.

SCOPE OF WORK

The appraisal assignment is to develop an opinion of the current market value of the fee simple interest in the subject property. The date of value is based on the inspection date, unless noted otherwise in the appraisal. The date of the report is the date the appraisal is transmitted to the client.

VALUATION / RESEARCH OVERVIEW

The following is an overview of the valuation process and research involved for the subject property and comparable sales. The valuation of the property involved an investigation and analysis of the neighborhood, as well as the entire regional area, for social, economic, governmental, and environmental forces and trends that affect or could influence property values.

- Research the area, community, and neighborhood to determine market influences/conditions.
- Research of public records to verify information about the subject property and comparables to ensure they are factually accurate and that there are no terms or additional influences that affect price or value.
- Research zoning and general plans obtained from the Contra Costa County Planning Department and other department websites, and research of the local land market.
- Review of applicable soil surveys, flood and seismic hazard areas from appropriate source data.
- Review public records obtained from the various city and county governmental agencies including the Planning Department, Assessor’s Office, and Tax Collector’s Office.
- A search of specific property transfers occurring during the past three years was conducted for the subject property.
- Research the market and identify key trends and characteristics impacting property value.
- Determine highest and best use of the property.
- Research comparable property sales, listings, and offers to purchase or sales involving properties like the subject property and within the subject’s or competing market areas.
- Interview comparable property owners and/or brokers.
- Conclude with the market value of the subject property.

VALUATION APPROACHES

The appraisal process includes the investigation and analysis of the subject, market, and other relevant data for providing an opinion of the defined value for the subject property. All economic forces and factors are considered in arriving at the highest and best use and valuation of the subject property.

There are typically three approaches to value that may be used in the real property valuation process. They are the Sales Comparison Approach, Income Approach, and Cost Approach. Each approach provides an indicated value that is reconciled into a final estimate of value for the subject based on the interests appraised, the defined objective of the valuation and the stated definition of value. The analysis may include one, two or all three approaches to value based on the data available, the type of property and appraisal valuation problem.

SALES COMPARISON APPROACH

A value indication is derived by comparing the property being appraised to similar properties that have sold recently; making qualitative or quantitative comparisons to the subject; then applying units of comparisons to indicate a value for the larger parcel or remainder parcel. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of valuation when an adequate supply of comparable sales is available. Sales, listings, and current escrows of comparables were considered in this analysis. Primary reliance has been placed on closed sales transactions. The Sales Comparison approach is used in this report.

INCOME APPROACH

A value indication is derived for income-producing property by converting its anticipated benefits (cash flows and reversion) into a value for real property interests. Typically, the annual net income is capitalized at a market-derived capitalization rate to estimate the desired value. The Income Approach is most often used for income producing properties or real estate acquired as an investment. The Income Approach was not utilized to value the subject as this is not a typical method utilized to value this type of property.

COST APPROACH

A value indication is derived for a property by estimating the current cost to construct a replacement/reproduction of the existing structure(s); deducting depreciation from all sources; and adding the estimated land value. The cost approach is most often used when valuing properties with new or relatively new improvements and special use properties. The Cost Approach is not considered to be applicable to this appraisal problem because the appraisal is of a portion of the property with no improvements.

REPORT TYPE

The appraisal is reported in an Appraisal Report format as defined by USPAP.

SPECIAL ASSIGNMENT CONDITIONS

Per the contract, the primary steps in completion of the market value appraisal of the property rights to the GGS Mitigation Parcel to be acquired include, but are not limited, to the following:

- The GGS Mitigation Parcel is comprised of approximately 190 acres, is depicted in Figures 4 and 5 and is not legally created at this time. It shall be a hypothetical condition of this appraisal that the GGS Mitigation Parcel is legally created on the date of value.
- The appraisal shall be of the market value of the fee simple interest in the GGS Mitigation Parcel, as of the date of value, subject to all property taxes, assessments (levee assessment), easements, leases, licenses of record.
- The fee simple interest in the GGS Mitigation Parcel shall also be subject to any Owner facilities and infrastructure located thereon for which easements shall be reserved by Owner.
- The fee simple interest in the GGS Mitigation Parcel is to be valued in its "as-is, where-is, with all faults" with respect to physical/environmental conditions as of the date of value.
- The GGS Mitigation Parcel shall provide for continued access to the levee road located thereon to Owner, RD830 and Delta Ferry Authority.
- Buyer's intended use of the GGS Mitigation Parcel and cost and expense of securing necessary land use entitlements for such use shall not be considered in determination of market value.

DEFINITIONS USED IN THE REPORT

Definition of an Appraisal

Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, 7th Edition P. 9.

The act or process of developing an opinion of value; an opinion of value. An appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, more than, not less than, less than) to a specified amount.

Market Value

Source: Office of the Comptroller of the Currency. CFR Title 12, Part 34, Subpart C, § 34.42 Definitions

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

A) Buyer and seller are typically motivated;
B) Both parties are well informed or well advised, and acting in what they consider their own best interests;
C) A reasonable time is allowed for exposure in the open market;
D) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
E) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Extraordinary Assumption

Source: Uniform Standards of Professional Appraisal Practice 2020-2021 Edition, P. 4.

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Hypothetical Condition

Source: Uniform Standards of Professional Appraisal Practice 2020-2021 Edition, P. 4.

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for analysis.

Fee Simple Estate

Source: The Dictionary of Real Estate Appraisal, Appraisal Institute, 7th Edition, P. 73.

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.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report and the value estimates it contains are expressly subject to the following assumptions and/or limiting conditions.

1. Title to the property is marketable.
2. No survey of the property has been made by the appraisers and property lines as they appear on the ground are assumed to be correct.
3. Data, maps, and descriptive data furnished by the client or his/her representatives are accurate and correct.
4. No responsibility is assumed for matters of law or legal interpretation.
5. No conditions exist that would affect the use and value of the property, which are not discoverable through normal, diligent investigation.
6. The valuation is based on information from sources believed reliable, and that such information is correct and accurately reported.
7. The value estimate is made subject to the purpose, date, and definition of value.
8. The report is to be considered in its entirety and use of only a portion will invalidate the appraisal.
9. This appraisal was made on the premise that there are no encumbrances prohibiting utilization of the property under the appraiser's estimate of highest and best use.
10. Possession of this report or a copy does not carry with it the right of publication nor may it be used for any purpose by anyone other than the client without the previous written consent of Bender Rosenthal, Inc., and then only with proper qualifications.

11. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. No part of this narrative report may be reproduced by any means nor disseminated to the public in any way without the prior written consent of Bender Rosenthal, Inc.
12. Any person or entity who obtains or reads this report, or a copy, other than the client specified in this report, 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 appraisal, and neither the appraisers nor the appraisal firm shall have any liability to any such person or entity.
13. The appraiser shall not be required to give testimony or appear in court by reason of this appraisal with reference to the property described in this report unless prior arrangements have been made.
14. No responsibility is assumed for building permits, zone changes, engineering or any other services or duty connected with legally utilizing the subject property.
15. The property appraised may or may not be subject to the Americans with Disabilities Act of 1990 (ADA). Title III of this act provides for penalties for discrimination in failing "to remove architectural barriers in existing facilities [unless] an entity can demonstrate that the removal is not readily achievable." Unless otherwise noted in this appraisal, it is assumed that the property appraised is not substantially impacted by this law.
16. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of such substances as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
17. It is assumed that the property appraised is competently managed and marketed.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

Note to Reader: The subject property is subject to the following extraordinary assumptions and/or hypothetical conditions, which might have affected the assignment results.

EXTRAORDINARY ASSUMPTIONS

1. A preliminary title report was provided for the appraisal on December 5, 2022, with a guarantee date of September 29, 2022. The title report was for APN 027-010-005, one of the two parcels for the proposed mitigation site. The appraisal assumes the encumbrances for this parcel will be substantially similar to APN 027-010-002.

2. The fee simple interest in the GGS Mitigation Parcel shall also be subject to any Owner facilities and infrastructure located within the portion to be acquired that shall be reserved by Owner.
3. The GGS Mitigation Parcel shall have continued access to the levee road over the larger parcel along with the Owner, RD830 and Delta Ferry Authority.

HYPOTHETICAL CONDITIONS

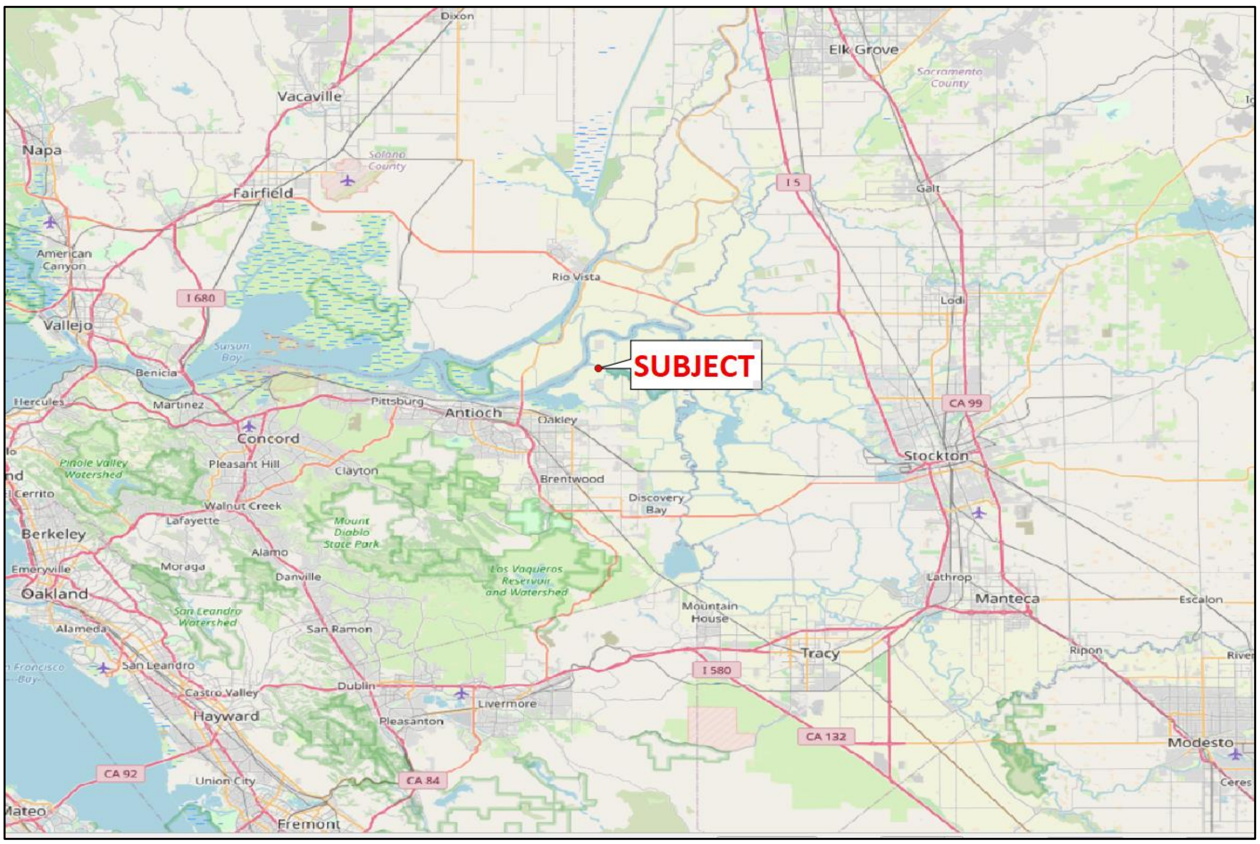
1. The parcel being appraised consists of 190 acres (portions of APNs: 027-010-002 and 027-010-005) and the hypothetical condition is that the parcel is a subdivided separate lot that could be marketed for sale.

CONTRA COSTA COUNTY REGIONAL OVERVIEW

GEOGRAPHIC CONSIDERATIONS

Contra Costa County is in the northern portion of the East Bay region of the San Francisco Bay Area. The County is approximately 8 miles across the San Pablo Bay from San Francisco and approximately 50 miles west of Sacramento. The county totals 804 square miles of which, 716 square miles is land, and 88 square miles is water. Contra Costa County's northern border is situated within the Sacramento-San Joaquin River Delta, which is an expansive inland river delta and estuary in Northern California. Contra Costa County shares its southern border with Alameda County, its eastern border with San Joaquin County, its northern border with Solano County. Across the San Francisco Bay from Contra Costa is San Francisco County. Marin County is located across the San Palo Bay.

REGIONAL MAP



CITIES/COMMUNITIES

Contra Costa County occupies the northern portion of the East Bay region of the San Francisco Bay Area. It is the ninth most populous county in the state and is comprised of nineteen cities. The five largest cities in the county are Concord, Richmond, Antioch, Walnut Creek, and Pittsburg. The subject is in the unincorporated area of Contra Costa County, across Dutch Slough from the City of Oakley. Surrounding uses primarily consist of Agricultural and recreational uses.

REGIONAL TRANSPORTATION HUB

Transportation in the East Bay region is provided by various highway systems as well as rail and bus services. Primary interstates functioning in a north/south route in the East Bay include Interstate 680 and 880. Primary interstates functioning in an east/west route in the East Bay include Interstate 80, 580, 980, 238; State Route 24 and State Route 4. Minor Highways in the region include State Route 13, 160, 84 (portion), 238 and 242 which operate in a north/south route. Lastly, the minor highways in the region that operate in an east west direction include a portion of State Route 84, and State Route 92. The East Bay's major rail transit service is the Bay Area Rapid Transit (BART), which has an extensive route system linking all the major population areas of the East Bay, as well as a link to San Francisco. Amtrak California and Altamont Commuter Express (ACE) also operate rail services in the East Bay. AC Transit is the major bus transit agency in the region and provides bus service throughout Alameda and Contra Costa counties. County Connection, WestCAT, WHEELS, Tri-Delta Transit and Union City Transit also provide bus services in the East Bay.

POPULATION

CURRENT AND HISTORICAL POPULATION ESTIMATES

As of May 2022 (latest data available), Contra Costa County had an estimated population of 1.15 million an increase of 0.2% over the 2021 population. Oakley, between 2021 and 2022 experienced 3.8% increase in population.

Contra Costa County Historical Population

Area State / County / City	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	2021-2022 % Change
California	39,352,398	39,519,535	39,605,361	39,648,938	39,466,855	39,185,605	-0.7%
Antioch	111,893	111,986	112,180	112,236	112,848	115,074	2.0%
Brentwood	61,615	63,191	64,491	65,263	66,097	64,342	-2.7%
Clayton	11,341	11,347	11,325	11,290	11,268	10,863	-3.6%
Concord	129,657	129,759	129,880	129,453	129,273	123,634	-4.4%
Danville	43,895	43,972	43,965	43,840	43,906	43,352	-1.3%
El Cerrito	24,534	24,645	24,788	24,835	24,846	25,650	3.2%
Hercules	25,315	25,392	25,513	25,494	25,864	26,091	0.9%
Lafayette	25,300	25,335	25,428	25,321	25,358	25,064	-1.2%
Martinez	37,387	37,429	37,369	36,946	36,827	36,908	0.2%
Moraga	16,688	16,769	16,773	16,756	16,820	17,105	1.7%
Oakley	40,424	41,124	41,775	42,268	42,895	44,533	3.8%
Orinda	18,800	18,887	18,955	18,984	19,078	19,478	2.1%
Pinole	19,471	19,476	19,470	19,390	19,369	18,628	-3.8%
Pittsburg	71,423	73,138	73,640	74,501	74,498	75,156	0.9%
Pleasant Hill	34,271	34,279	34,231	34,127	34,133	34,026	-0.3%
Richmond	109,747	109,936	109,991	110,288	110,130	114,489	4.0%
San Pablo	31,018	31,038	31,141	31,078	31,041	31,510	1.5%
San Ramon	80,853	81,708	82,147	83,376	83,863	83,820	-0.1%
Walnut Creek	70,088	70,254	70,755	70,592	71,317	69,891	-2.0%
Balance Of County	173,857	173,523	173,806	173,815	174,423	176,941	1.4%
Incorporated	963,720	969,665	973,817	976,038	979,431	979,614	0.0%
County Total	1,137,577	1,143,188	1,147,623	1,149,853	1,153,854	1,156,555	0.2%

Source: Department of Finance, Population Estimates

PROJECTED POPULATIONS

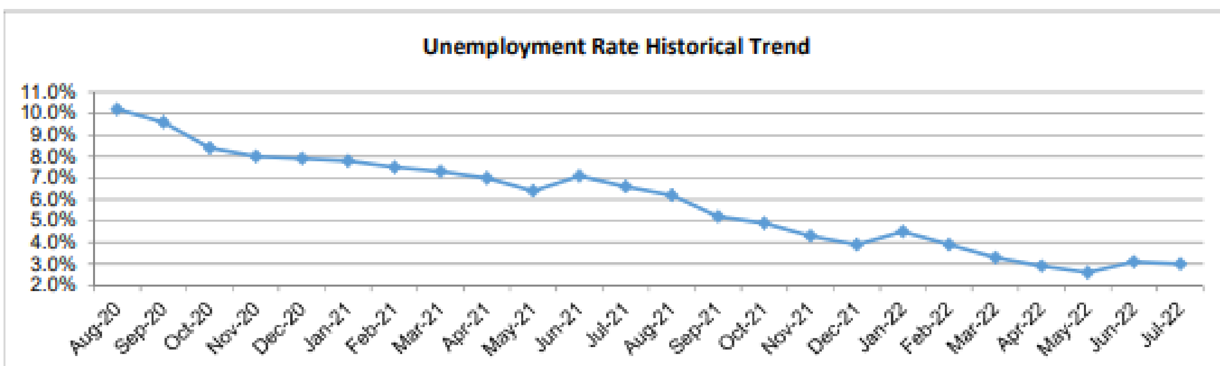
Population estimation data from the Department of Finance's Demographics Research demonstrates that Contra Costa County is expected to grow at a faster slower pace from 2030 through 2040. The 2025 population estimate for Contra Costa County is 1.2 million, which is an increase of 2.5%, or 0.83% per year for the next three years.

Area	2022	2025	22-25 % Annual Change	2030	25-30 % Annual Change	2035	30-35 % Annual Change	2040	35-40 % Annual Change
Contra Costa County	1,168,294	1,197,341	2.5%	1,244,173	3.9%	1,283,681	3.2%	1,312,536	2.6%
California	40,146,003	40,808,001	1.6%	41,860,549	3.0%	42,718,403	2.0%	43,353,414	1.0%

Source: Department of Finance, Population Projections

UNEMPLOYMENT RATE

The unemployment rate in the Oakland-Hayward-Berkeley MD was 3.0 percent in July 2022, down from a revised 3.1 percent in June 2022, and below the year-ago estimate of 6.6 percent. This compares with an unadjusted unemployment rate of 3.9 percent for California and 3.8 percent for the nation during the same period. The unemployment rate was 2.9 percent in Alameda County, and 3.1 percent in Contra Costa County.



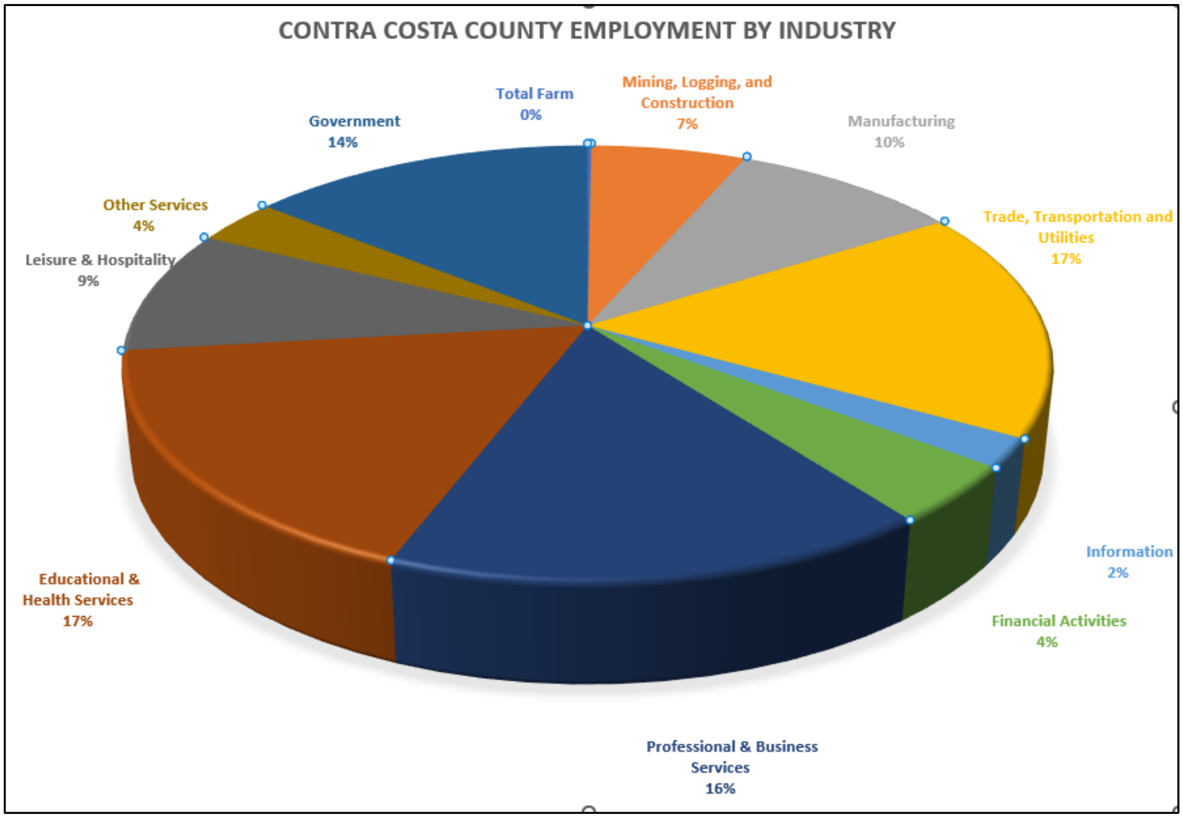
Source: California Department of EDD.

It is important to note unemployment rates hit all-time highs during April of 2020 due to the COVID-19 pandemic and associated stay at home restrictions. Unemployment levels have decreased significantly since then and are at the pre-pandemic numbers.

ECONOMIC PROFILE

INDUSTRY EMPLOYMENT

The Employment Development Department provides the following industry employment information:



Source: EDD, per June 2022 the most recent data available.

The leading employment industries in Contra Costa County are Educational & Health Services and Trade, Transportation and Utilities, both at 17%, with Professional & Business Services at a close second with 16% of total employment. This is followed by Government, Manufacturing and Leisure & Hospitality at 14%, 10% and 9% respectively.

REGIONAL OVERVIEW CONCLUSION

The region and state are currently recovering from Covid-19 restrictions, which slowed the economy in 2020. However, large numbers of people have returned to work bringing unemployment levels down to more reasonable levels. Like the state, Contra Costa has seen rapidly increasing home prices and general costs of living. The region has a much higher average income than most of the state and benefits from the proximity to the Bay Area. Recent interest rate hikes by the Federal Reserve along with significant inflation are causing a slowdown in the market and the economy may be entering a recession. A declining regional economy and recession is possible in the upcoming year.

AGRICULTURAL MARKET

A summary of the top 10 leading crops as reported in the 2020 Contra Costa County Crop Report (most recent available) is presented in the table below. The top 10 commodities in the county account for approximately 80% of the total gross agricultural value, with cattle and calves the largest contributor.

Rank	Crop	2020 Crop Value	% of Total Gross Value
1	Cattle & Calves	$24,635,000	22.45%
2	Sweet Corn	$19,924,000	18.15%
3	Tomatoes	$13,990,000	12.75%
4	Grapes	$6,829,000	6.22%
5	Cherries	$5,743,000	5.23%
6	Misc. Vegetable Crops	$4,588,000	4.18%
7	Misc. Field Crops	$4,393,000	4.02%
8	Rangeland	$3,108,000	2.83%
9	Alfalfa Hay	$1,935,000	1.76%
10	Irrigated Pasture	$1,645,900	1.5%

The subject is currently used for cattle grazing and hay production. The following chart from the Contra Costa Crop report shows level pricing for livestock products over the last several years. A similar trend continued through 2021, with low beef prices.

Contra Costa Livestock & Livestock Products				
Year	Number of Head	Total Live Weight	Value per CWT	Total Value
2017	22, 289	185,053 lbs.	$133	$24,572,000
2018	18,579	165,335 lbs.	$129	$21,376,000
2019	17,523	145,000 lbs.	$135	$20,326,000
2020	26,771	182,000 lbs.	$140	$24,635,000

According to the 2022 Agricultural Trends published by the Association of Farm Managers and Rural Appraiser's for District 3, sale activity for rangeland in 2021 was limited. Beef cattle prices at the producer level continued to be low in 2021 despite the pandemic and higher consumer-level beef prices. Prices paid for rangeland in this district do not result in margins capable of creating a profit for raising cattle. However, buyers are motivated to purchase rangeland despite the inability to turn a profit due to rising rents, a decreased supply of pasture, and for longer-term investments. Rangeland rents are from $25 to $45 per acre in the north and east sides of District 3, with the south and west sides at the lower end of the market from $10 to $25 per acre.

REGIONAL AND MARKET ANALYSIS CONCLUSION

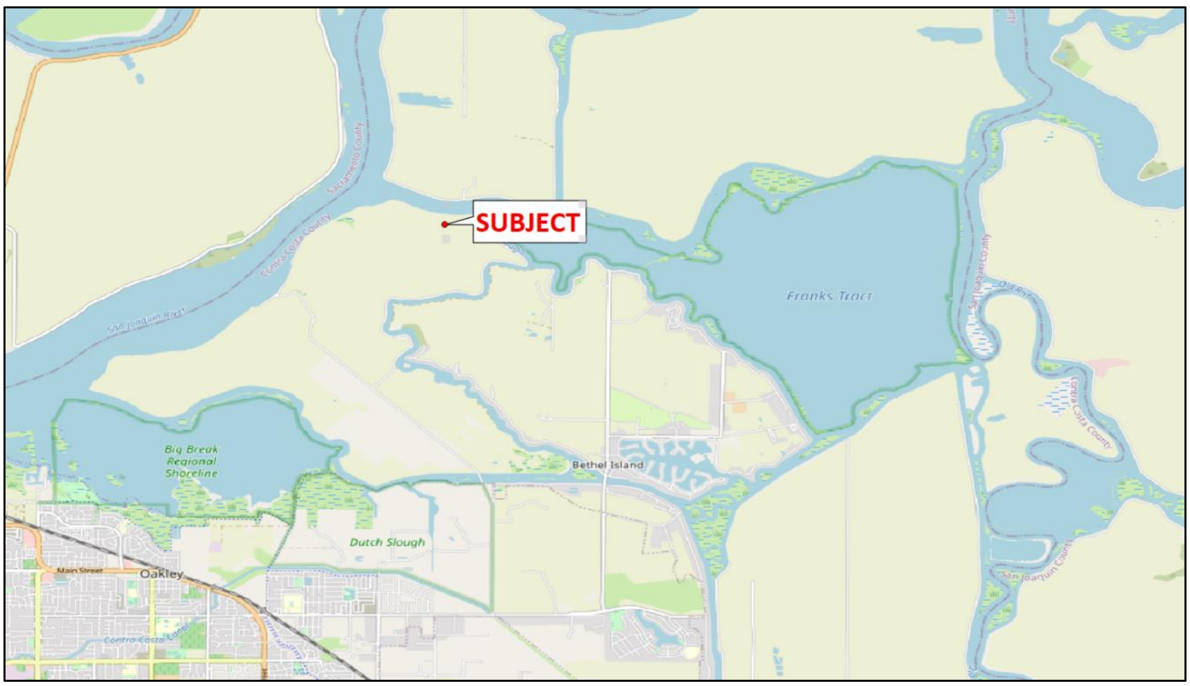
The subject is situated on Jersey Island within the Sacramento-San Joaquin Delta watershed. The property is in Contra Costa County, approximately 20 miles northeast of the City of Brentwood. Contra Costa has a robust economy currently, but the entire region may be entering a recession within the next year. The agricultural potential for this portion of the Delta is primarily cattle grazing and hay production due to marginal soils. The northern portion of the Delta has better soils capable of permanent planting potential (primarily Almonds) which is placing upward pressure on prices for this type of land. Properties restricted to rangeland use have more limited demand with stable prices.

NEIGHBORHOOD DESCRIPTION / IMMEDIATE ENVIRONS

The subject property is in an agricultural neighborhood comprised of Jersey Island which is approximately 2.5 miles northeast of the City of Oakley (as the crow flies), between Bethel Island (west) and Highway 160 (east). The southern border of the island lies along Dutch Slough and the north boundary follows the San Joaquin River and False River. The subject property is in the northeast corner of the island, bound on the north by the San Joaquin River and False River, and on the east by Taylor Slough. To the south and west of the subject are additional farming/grazing lands owned by Ironhouse Sanitary District.

Jersey Island is entirely owned by Ironhouse Sanitary District (ISD) and totals 3,520 acres. The island was once used by ISD for disposal of the district's recycled water. The island is now used for cattle grazing and hay production. Reclamation District 830 is responsible for maintenance and levee restoration on the island, totaling 16 miles of levee.

NEIGHBORHOOD MAP



TRANSPORTATION

Transportation for the neighborhood is primarily via surface streets and dirt roads for field access. Jersey Island Road is the main road in the immediate area providing access to the subject property from East Cypress Road in the City of Oakley. Jersey Island also provides access to Bradford Island, via the Bradford Island Ferry. State Route 4 is the local highway connecting the area to the nearest major urban centers with Oakley and Brentwood to the south of the subject and Antioch, Pittsburg, and Martinez to the West of the subject. Agricultural goods produced in the area are mostly shipped by truck.

ADJOINING LAND USES

Existing land uses in the neighborhood are almost primarily agricultural in nature, composed of field crops, grazing, and wetland habitat for recreational activities such as waterfowl hunting. The subject property is surrounded by similar properties that are sparsely populated with scattered rural residential uses on the surrounding Islands. There is no commercial and/or retail services in the immediate neighborhood, except for marinas on the adjacent Bethel Island. The closest significant retail and commercial service uses are approximately seven miles southwest in the City of Oakley.

WATER

The subject property is within the Reclamation District 830 and as such has very reliable water from the Delta with irrigation water via siphons from the San Joaquin River. According to a letter on file with State Water Resources Control Board dated April 17, 2013, there is a water right A003768, L001310 that was issued to Reclamation District 830 on April 05, 1933 and permits the Ironhouse Sanitary District/ Reclamation District 830 to use up to 40.22 cubic feet per second from about March 1 to November 1 of each season. In addition, the website indicates this riparian right has no curtailments as of October 25, 2022.

NEIGHBORHOOD CONCLUSION

Overall, the Delta is one of California's most unique geographical features. As such, significant efforts have been made to preserve the agricultural and natural qualities of the area. The relatively sparse population and somewhat limited access are directly reflective of those efforts. That said, the area's agricultural production is diverse, but limited to grazing and hay production in the immediate area. Access via road and water are sufficient to support surrounding land uses and help shape the neighborhood's distinctive identity.

PROPERTY DESCRIPTION

The subject property consists of 190± acres of irrigated agricultural (grazing) land on Jersey Island, a 3,520± acre island which was used in the past for Ironhouse Sanitary District's (ISD) effluent pipeline to the San Joaquin River, and for placement of small quantities of biosolids produced by ISD. The island is also used for cattle grazing, with dry and irrigated pasture, and for hay production. The subject is in the northeast corner of Jersey Island, generally between the levee to the north and a slough on the south. There are no improvements in this portion of the property, with this portion of the Island non-productive land with nearly 30% within existing riparian areas and the levee preservation area. The property is being acquired by Montezuma Water, LLC for creation of a mitigation bank. A formal biological resources survey of the proposed bank has not yet been conducted, however, the site has natural riparian areas with Giant Garter snake (GGS) sightings in the area. Additional details of the subject property are included in the discussion below.

PROPERTY DESCRIPTION

Property Address	Jersey Island Road Oakley, California 94561
Assessor's Parcel Numbers	Portion of 027-010-002 & 005
Owner	Ironhouse Sanitary District, a California Sanitary District
Parcel Size (Hypothetical)	190± Ac
Zoning	A-3-SG, (A-3 Heavy Agricultural, SG – Solar Energy Generation Combining District)
	Permitted uses include a variety of agricultural uses, along with rural residential, labor housing, and various agricultural support structures. A variety of recreational uses are also allowed within this zone. The minimum parcel size is 10 acres.
General Plan Designation	PS (Public/Semi-Public)
	The Public and Semi-Public element, as the title implies, includes properties owned by public governmental agencies such as libraries, fire stations, schools etc. The designation is also applied to public transportation corridors as well as privately owned transportation and utility corridors such as railroads, PG&E lines, and pipelines. A wide variety of public and private uses are allowed by this General Plan designation; However,

construction of private residences or private commercial uses and subdivision of land are not considered compatible with this designation.

This designation is due to the current ownership by ISD, and the GP designation would be modified to an agricultural use under private ownership.

Frontage / Access

The subject property is accessed from Jersey Island Road. Jersey Island Road provides access to the Island. A levee road extends around the island, secured by several pole gates. Dirt roads also provide access throughout the lower portion of the property.

Shape

The property has an irregular, but useable, shape.

Topography

The property is generally level and lies between 6 feet to 13 feet below sea level. The island is surrounded by a levee that is maintained by Reclamation District 830.

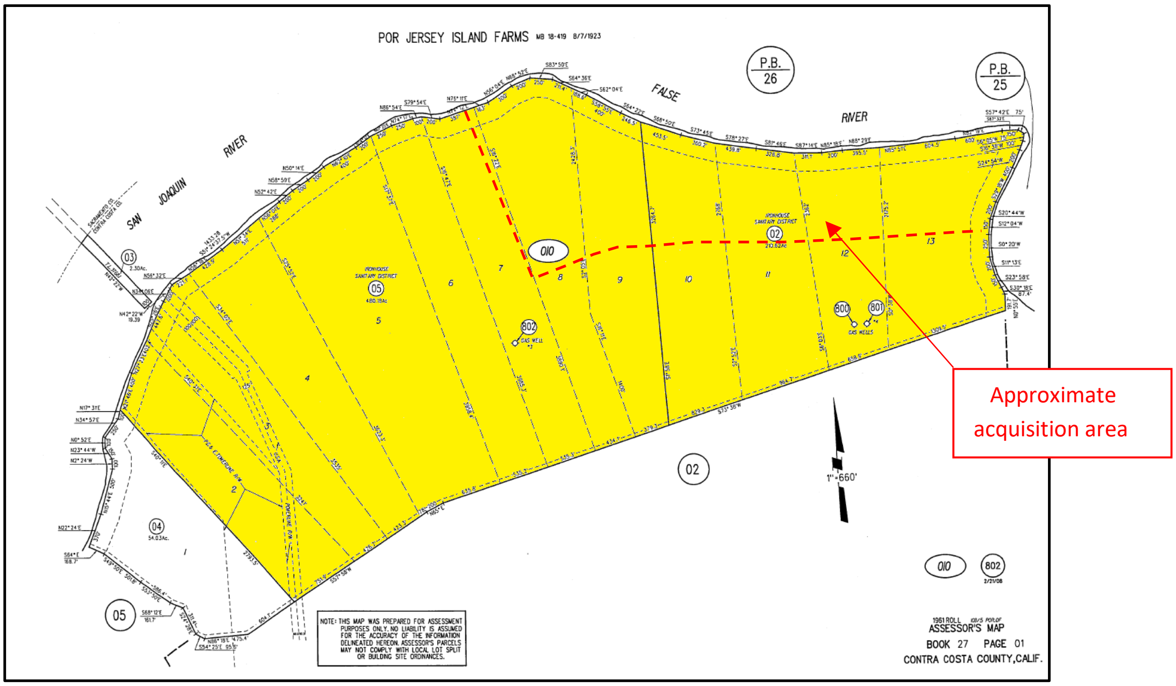
Soils

There are several soil types on the property that are summarized in the following table.

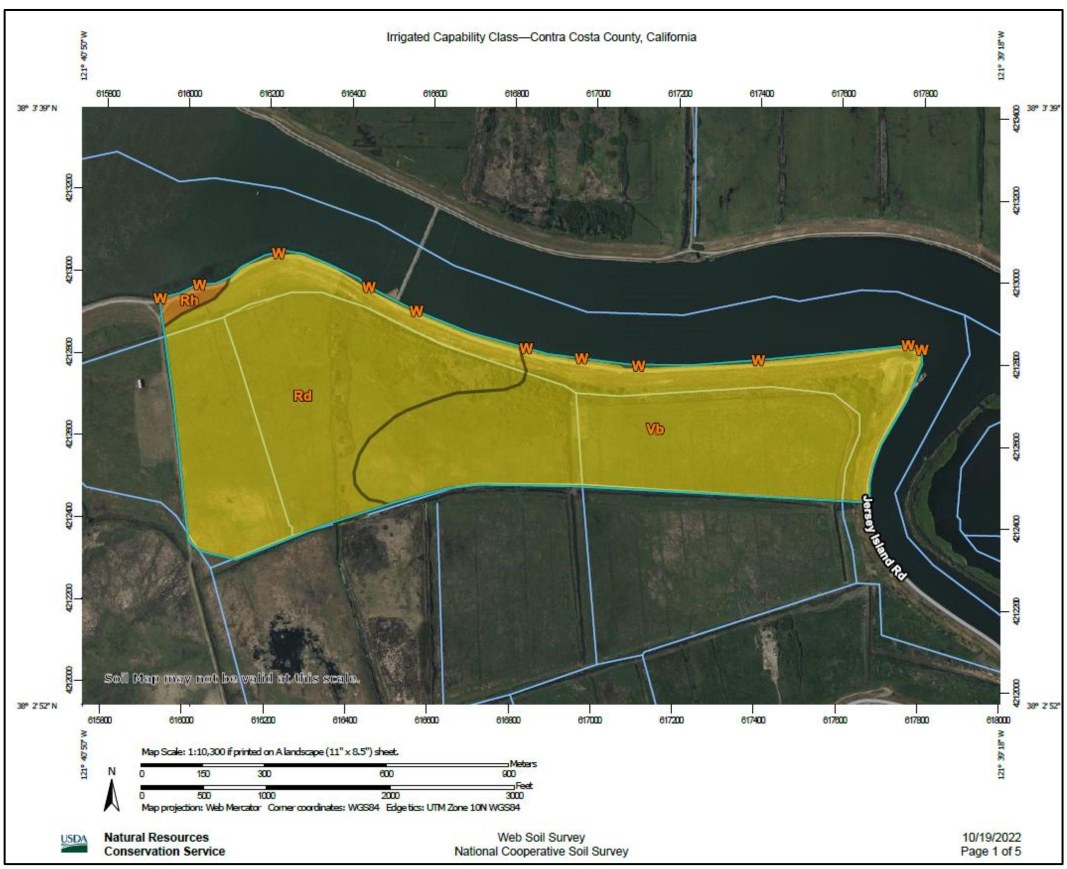
Soil Type	Soil Class	% of Property
Rindge Muck	3	48.7%
Ryde Silt Loam	2	1%
Venice Muck	3	50%
Water	N/A	0.3%
Total		100%

Most of the soils on the subject property are Class 3 (98.7%) with the primary soil types being Venice Muck and Rindge Muck. Both Rindge Muck and Venice Muck consist of very deep, very poorly drained organic soils that are formed in freshwater marshes, sloughs, and drainage channels. The soils on the subject property have limited uses with no permanent planting potential.

ASSESSOR'S PARCEL MAP



SOILS MAP



Utilities	Electrical service is available to the property, with an electric distribution line running on the easterly side of the parcel, along Jersey Island Road. The subject has riparian water available from the San Joaquin River. According to a letter on file with State Water Resources Control Board dated April 17, 2013, there is a water right A003768, L001310 that was issued to Reclamation District 830 on April 5, 1933 and permits the Ironhouse Sanitary District/Reclamation District 830 to use up to 40.22 cubic feet per second from about March 1 to November 1 of each season. Irrigation water is delivered to the property by siphons with no water curtailments as of the date of this appraisal.
Flood Information	The subject properties are entirely within Flood Zone AE per FEMA Flood Map 06013C0170G, dated March 21, 2017 & FEMA Flood Map 06013C0162G dated September 30, 2015. The elevation of the subject parcel lies between 6 to 13 feet below sea level. (per State Water Resources Control Board Geotracker)
Improvements	None
Lease or Rental Status	The subject is currently leased for cattle grazing and hay production. The tenant is Bert Lefty and the property is leased year-to-year. This is the first year of the lease with Mr. Lefty of the tenant. Historical carrying capacity on the island is approximately 1,100 animal units. Grazing is year-round, but Mr. Lefty emphasized that the cattle require supplemental feed. The island has 530 acres in production, with alkalinity issues on portions of the larger property. The subject 190 acres is undeveloped and consists primarily of riparian and undeveloped land for farming. In addition, the larger property is encumbered by a gas lease to PEOCO, LLC. Various natural gas wells were drilled and produced on the larger ISD property. The wells have since been shut down pursuant to PG&E taking a pipeline out of service. The lease was modified in 2014 for an additional 15 years, and a consent from ABA Energy Company (original tenant) to PEOCO was executed in 2017. The lease covers 170.60 acres

including 128 acres held by production, and 42.60 acres subject to annual rent payments. ABA made a one-time payment of $2,130 equal to one-year's rent on the 42.60-acre portion of the property. The area encumbered by the lease is understood to be outside the hypothetical subject parcel.

Easements

A preliminary title report prepared by First American Title Company was provided for this appraisal (only for APN 027-010-005). The exceptions include:

Items 4, 6, 7, 8, 9, 12, and 15
Easements for distribution and/or transmission of electricity, including an easement for tower lines. A large tower line extends across Jersey Island, to the west of the subject property. The only power lines on the subject property are in the easternmost portion along Jersey Island Road. Power lines are typical on agricultural properties and these easements have no impact on value.

Item 5
An easement for a 200-Foot Reserve for road and levee; 80-Foot Reserve for road and canal; and 20-Foot Reserve road and incidental purposes.

Analysis: Figure 5 from the Jersey Island Mitigation Bank Prospectus identifies the Existing Levee/Riprap area encumbers approximately 25 acres of the subject. Immediately adjacent to this area is an existing marsh/canal area comprising 30 acres that extends into the road/staging area. The non-useable portion of the subject because of this encumbrance and riparian/marsh area is factored into the valuation of the subject property.

Item 10
An easement for utilities and incidental purposes, recorded May 12, 1952. Although identified as a utility easement, the document grants the United States the right to perform from time to time the work of reinforcing and maintaining the existing levee, including access rights.

Analysis: This easement benefits the subject given increased flood protection associated with the levee.

Item 11
An agreement between and Reclamation District No. 830. The parties agree to not erect any building or structure on the levee, except removable catwalks extending to floating wharfs with no excavation whatsoever into the levee.

Analysis: The restrictions within the levee area are reflected in the value of the subject property (see Item 5).

Item 13
An easement for pipelines and incidental purposes, recorded May 22, 1967. Grants rights to Dow Chemical Company for the purposes of laying, constructing, maintaining, operating, altering, repairing, changing, removing, changing the size of, and replacing at any time, a pipeline for the transportation if gas produced from wells on and within 10 miles of Sherman Island.

Analysis: The pipeline easement has no impact on the value of the subject property given the limited uses on the 190-acre subject property.

Item 14
Instrument executed by the Army Corps of Engineers relating to the Ferry. The instrument does not convey property rights and has no impact on the value of the subject property.

Item 16
An easement for pipelines, recorded October 17, 1991. The easement grants PG&E the right to excavate for, install, replace, maintain, and use pipelines for conveying gas, oil, petroleum products, or any other liquids, gases or substances which can be transported through a pipeline.

Analysis: The pipeline easement has no impact on the value of the subject property given the limited uses on the 190-acre subject property.

Item 18
Oil and gas lease that is assumed to be outside the boundaries of the subject property.

Item 19
Pipeline and access easement to ABA Energy Corporation located south of the subject property.

Item 20
Declaration of Pooling by ABA Energy Corporation, related to the ABA oil lease. Ironhouse Operating Unit #1 exterior boundary includes a portion of the subject property (portion of lots 10, 11, and 12). The wells are inactive, and this exception has no impact on the value of the subject property.

Items 22 through 24
Declarations by mineral oils relating to oil and gas leases assumed to be outside the subject property boundaries.

Seismic Information	CGS Liquefaction Zone
Toxic Hazards	A Phase I environment assessment report was not provided for this property. A search of the State Water Resources Control Board GeoTracker website revealed no contamination sites on or adjacent to the subject parcel. The appraiser is not an expert in this field. Therefore, this appraisal assumes that there is no toxic contamination on the subject that would cause a loss in value. Please refer to General Limiting Condition Number 16 regarding hazardous materials.
Encroachments	None known
Cultural Recreational and Historic Significance	None known
Property Tax Data	Property taxes are not collected since the subject parcel is owned by an exempt agency.

OVERALL COMMENTS

The subject property consists of 190± acres undeveloped land in the Sacramento/San Joaquin Delta, within a predominantly agricultural area. The property has a good, reliable water source from the San Joaquin River with no curtailments. The characteristic of the subject portion of Jersey Island limits the potential uses to recreation/buffer land are summarized below.

- The soils are primarily Rindge and Venice Muck, poorly drained organic soils, with alkalinity issues on the island.
  - Muck soils require extensive drainage to farm to a high production level. Clay and loam soils may have somewhat higher Capability ratings but are more productive soils.
  - Only 532 acres of the island are in hay production.
  - Low carrying capacity of only 0.3 animal units (AUM) per acre on the island. Good pasture condition ranges from 0.50 to 2.2 AUM per acre for dry farm pasture depending on rainfall, and approximately 5 AUM per acre for irrigated pasture.
  - Cattle requires supplemental feed, insufficient production to support herd on the island.
- Nearly 30% of the property is within the Levee/Road Reserve area and/or within existing riparian/marsh lands.
- The balance of the subject is low lying land identified for wetland/upland matrix restoration.
- The subject is undeveloped with negligible agricultural potential.

HIGHEST AND BEST USE ANALYSIS

Highest and best use may be defined as the reasonably probable use of property that results in the highest value.

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

1. **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?

2. **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?

3. **Financially Feasible Use**

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

4. **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?

When appraising a property, whether improved or vacant, we first determine the highest and best use of the land only. Then, if the property is improved, we determine its highest and best use as improved. In this case, the improvements are not included in the analysis. As such, only the highest and best use as vacant is analyzed.

HIGHEST AND BEST USE, AS VACANT

LEGALLY PERMISSIBLE USES

Possible uses are constrained by legal restrictions on a property both private and public. The subject property is zoned A-3-SG, Heavy Agriculture with a Solar energy generation combining district. A variety of agricultural uses are permitted on the property, along with one single family dwelling per parcel along with accessory buildings. In addition, the zoning allows various recreational activities, along with solar production (SG combining zone). Agricultural, rural residential, recreational, and solar uses are considered the legally permissible uses.

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. The property is 190± acres, is slightly irregular in shape and is accessed off Jersey Island Road. The property has good water from riparian rights to the San Joaquin River. Soils on the subject are primarily Class 3 (Rindge Muck and Venice Muck), which is typically conducive to grazing and hay crop production, which are the primary agricultural use in the area. The soils are poorly drained and require extensive drainage to support more intensive production. The 190-acre subject property is undeveloped with a significant portion in the existing levee reserve and existing riparian/marsh areas. The property is entirely in the flood plain, and soils are not conducive to permanent plantings. This limits the uses of the subject property to recreation and buffer land uses.

FINANCIALLY FEASIBLE / MAXIMALLY PRODUCTIVE USES

A proposed property improvement must be able to deliver an income return that generates the market value sufficient to pay for the developmental costs, the risks involved, and profit appropriate for the type of development. Average demand exists in the market for the physically possible uses. The most likely buyer would be an owner-user for buffer or recreational use. The property has potential for solar development, but no significant demand was evident from buyers in the immediate area for such a use. The maximally productive use of the subject property is buffer land or recreational use.

HIGHEST AND BEST USE CONCLUSION, AS VACANT

The highest and best use of the subject, as vacant, is for buffer and/or recreational use.

VALUATION

VALUATION PREMISE

The three recognized approaches to value are the Sales Comparison Approach, the Income Approach and the Cost Approach. We have utilized the Sales Comparison Approach to develop the opinion of market value for the subject property. The Sales Comparison Approach compares similar properties that have recently sold in the market area to the subject and is usually the preferred method of valuation. The development of the Income and Cost Approaches are not necessary for credible assignment results and the valuation of the subject is not weakened by the exclusion of the Income and Cost approaches.

SALES COMPARISON APPROACH

The initial stages of the appraisal process include the investigation, organization, and analysis of relevant market data and other information that relates to the value of the larger parcel. By searching public records and interviewing buyers, sellers, real estate agents, and others, we have found data pertaining to sales of properties reasonably comparable to the subject property.

The Sales Comparison Approach compares similar recent land sales in the market area to the subject. We focused our search for recent sales of similar land sales with limited agricultural use. The unit value used for the comparative sales dataset is the price per acre, consistent with the market.

The following sales were considered meaningful in providing an indication of value for the subject property.

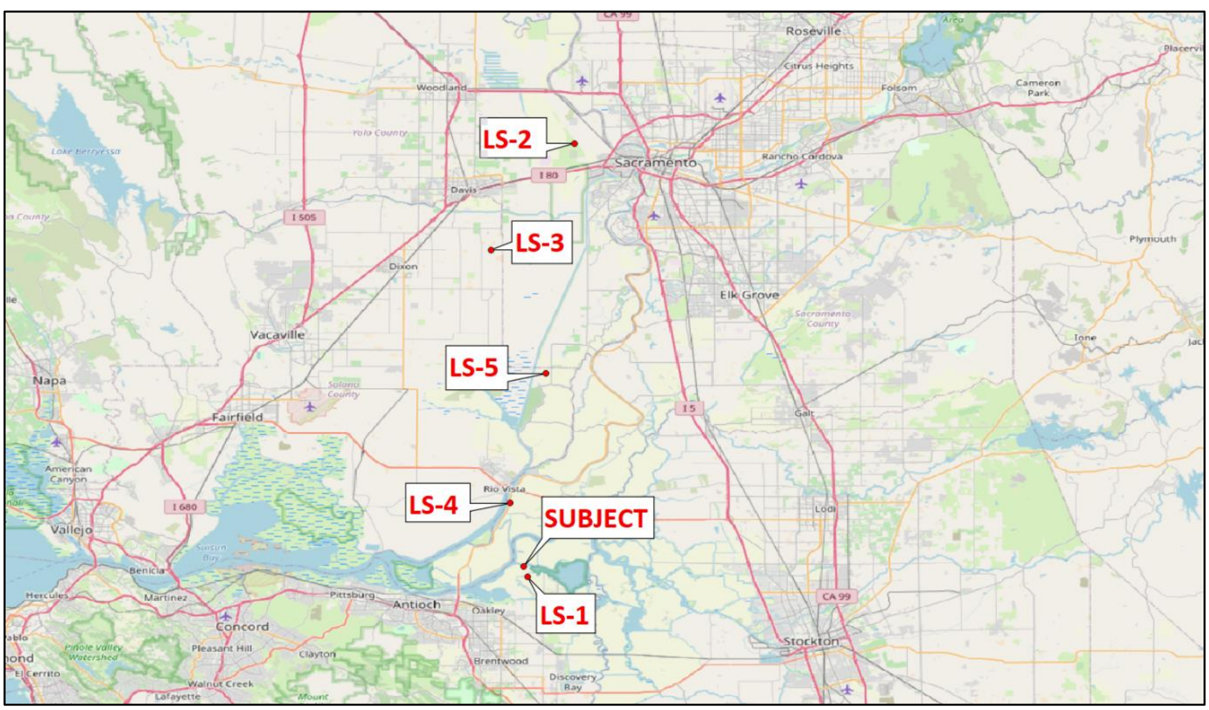
AGRICULTURAL/RECREATIONAL SALES

The market research resulted in five comparable agricultural and recreational properties that sold between June 2019 to October of 2021. The market has remained stable in the past few years, with the unit price ranging from $3,500 to $8,033 per acre for the land. The comparable data is either located on a Delta Island or within the Yolo Bypass.

COMPARABLE LAND SALES SUMMARY TABLE AND MAP

Sale # DC #	Location APN No. (s)	Seller Buyer	Sale Date Doc #	Sale Price	Flood Zone	Size Acres	Price / AC
LS-1 **6909**	Canal Road, Bethel Island Contra Costa County, California APN: 028-020-001	Heris or Devisees of Geraldine M. Scopesi Rapid Trans, LLC	10/29/2021 0304060	$699,000	AE	88.76±	$7,875
LS-2 **6092**	West of Tule Canal, north of Interstate 80, Yolo Bypass Yolo County, CA APN: 042-340-002	Swanston Properties et al. Wooden Decoy, LLC	3/4/2021 0008945	$2,064,500*	AE	382.74±	$5,394
LS-3 **6105**	East of Hyde Road, west of CR 105, north of Hackman Road, Yolo Bypass Yolo County, CA APN: 033-150-003	The Beale Family Living Trust The Moehring Family Trust	6/5/2020 0016415	$140,000	AE	40.00±	$3,500
LS-4 **5872**	East Side of State Highway 160, Brannan Island Isleton, California APN: 157-0110-056	The Cheryl A Emmolo Grandchild GST Exempt Trust Rajni Devi	08/01/2019 08010113	$175,500	AE	23.27±	$7,542
LS-5 **5425**	State Route 84, Prospect Island Oxford, Solano County, California APNs: 0042-200-040, 050 &-170	Albert J Martinelli Revocable Trust Lasalle, Robert J	6/18/2019 0003857	$2,900,000	AE	361.00±	$8,033
SUBJECT	Jersey Island Road, Jersey Island Contra Costa County, California APNs: Ptn. 027-010-002 and -005	---	---	---	AE	190.00	---

**Recorded for $1,814,500, adjusted for lease credit of $250,000 applied to purchase price*



Comparable Land Sale 1

This is the sale of 88.76 Acres of irrigated pastureland located off Canal Road on Bethel Island, in the unincorporated area of Contra Costa County. The property is north of Canal Road, south of Levee Road, and east and south of Taylor Slough. The property sold for $699,000 or $7,875 per acre in October of 2021. The immediate neighborhood surrounding the property consists of agricultural grazing land and some limited residential lots along Taylor Slough. Water on the property is provided via riparian rights from the Delta and delivered via siphons. The soil consists primarily of Class 3 (72.4%) and the remaining site consists primarily of Class 4 (27.5%). The Contra Costa County Zoning is A-2, FH (General Ag-District, Flood Hazard Combining District) and the general plan is AL (Agricultural Lands). The property is located entirely within Flood Zone AE and according to the listing broker, the levee's surrounding this property were in very good shape. At the time of sale there was an existing gas lease on the property including structures that were used for collecting gas, however they were not producing with no impact on the sale price.

This comparable has a similar encumbrance relating to the levee frontage; however, the encumbrance is much less given the significantly smaller percent of levee frontage relative to the property size. In addition, this comparable has more useable area given the lack of riparian and marsh features on the subject property. The soils are superior as well given nearly 30% of the property is sandy loam as opposed to muck. In addition, the location is superior given the extent of existing development on the island relative to Jersey Island. Overall, this comparable is significantly superior to the subject property, indicating a value well below $7,875 per acre.

Comparable Land Sale 2

This was the sale of fallow agricultural land (duck club improvements were installed by the buyer after the sale). The property consisted of 382.74 acres that sold for $2,064,500 or $5,394 per acre. The grant deed indicates a price of $1,814,500 which reflects a credit for the lease of the property by the buyer for five years at $50,000 per year, or a total of $250,000. The property needed various wells repaired, had water issues, and boundary/lot-line issues. The buyer has since repaired the wells, installed five floating blinds (cost at $15,000/blind), and five floating tanks (can go underground), installed a seasonal clubhouse, planted back habitat grasses, installed various roadways, added a conservation easement, and installed a water pump system. The property consists primarily of Sacramento soils, flooded and lies entirely in Flood Zone AE.

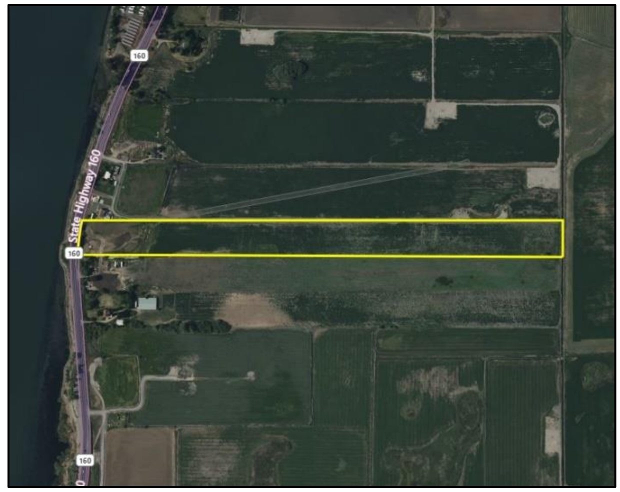
This property has a superior location surrounded by rice fields in the Yolo Bypass with good waterfowl hunting potential, which was the buyers planned use of the property. Overall, this comparable is superior to the subject at $5,394 per acre.

Comparable Land Sale 3

This is the sale of a 40-acre parcel located in Yolo County that sold for $140,000 or $3,500 per acre. This parcel has no direct public street frontage, but access is provided from neighboring parcels along Hyde Road, and County Road 105. The property was utilized as a duck club, hunting ground, fishing ground, and camping ground for various decades by the sellers and is also the buyers intended use. This property was also identified as prime dove hunting ground due to the nearby orchards. Water to the property is provided via the Reclamation District, and there is no pump system on the site to move the water throughout the property. The sale included five double blinds, and one four-man blind (six total blinds allowing for 14 hunters at a time). The property is located entirely in FEMA Flood Zone AE, and according to the seller, it is a constant wetland area. The property is Zoned A-N (Agricultural Intensive) and the soils are Class 2 soils including 69.5% Capy Silty Clay, 29.4% Clear Lake Clay, and 1% Hillgate Loam.

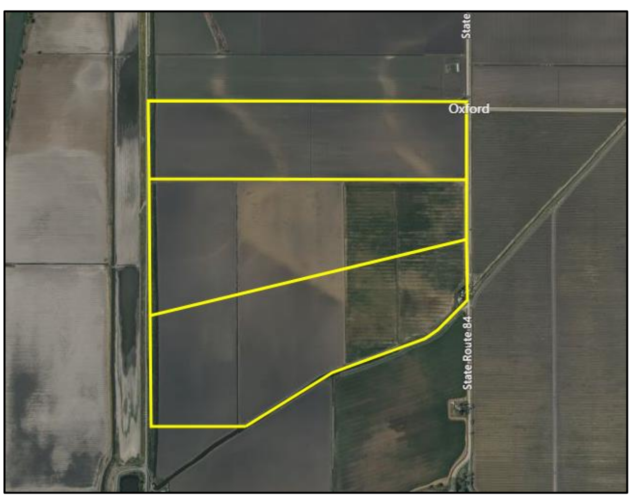
This comparable is much smaller than the subject with over half the property consisting of superior clay and loam soils. In addition, the property has a superior location with surrounding rice fields increasing the demand for waterfowl hunting. The superior characteristics are more than offset by the constant wetland element of the property and lack of direct access. Overall, this comparable is inferior to the subject property at $3,500 per acre.

Comparable Land Sale 4



This is a land sale on Brannan Island consisting of 23.27 acres that sold for $175,500 or $7,542 per acre. The agent reported that there was an easement to access the property with appropriated water rights. Electricity was available to the site to power the pump and the first few acres of the property has potential to flood in the winter, which could impact the development on that portion of the property. The property is located entirely within Flood Zone AE, with an Agricultural Zoning and a 20-acre minimum. The soils consist of 51.6% Class 2 Scribner clay loam, 44.7% Class 3 Gazwell mucky clay, and 3.7% Class 2 Sailboat silt loam.

Overall, the property is much smaller than subject with superior soils with over 50% of the soils silt and clay loam that have superior agricultural potential. The property has a significantly higher farmable area with most of the property devoted to hay production. The location is superior given the majority of the island is more productive agricultural land, the superior access from Highway 12, and the close proximity to services in Rio Vista. Overall, this comparable is significantly superior to the subject property at $7,542 per acre.



Comparable Land Sale 5

This comparable is located on the westside of Highway 84 (Ryer Avenue) at the T-junction with Oxford Road, approximately one half-mile south of the Solano-Yolo County line on Prospect Island. The 361.06-acre property sold in June 2019 for $2,900,000 or $8,033 per acre. There were no unusual sale conditions per the listing broker. The land has historically been farmed to various irrigated row crops, most recently alfalfa and tomatoes. Water is provided by RD-900, and soils consist of Class 2 series (54.1% Sacramento clay, 31.4% Sacramento silty clay loam, and 12.7% Valdez silt loam). A residence was leased for $900 per month, but the structure contributed no value in the price.

This comparable has a superior location on Prospect Island with far superior soils consisting primarily of sandy and silt loams. Most of the island supports more productive agricultural uses. The entirety of this comparable property is farmable and is producing much higher income row and field crops. Overall, this comparable is significantly superior to the subject at $8,033 per acre.

LAND VALUE CONCLUSION

Based on the previous discussion, the comparable sales indicate a bracketed range for the subject from $3,500 to $5,394 per acre as shown in the following table.

Comp No.	Subject Value Less Than / Greater Than	Sale Price / Site Basis	Price / Acre	Size (Acres)
LS-5	<	$2,900,000	$8,033	361.00±
LS-1	<	$699,000	$7,875	88.76±
LS-4	<	$175,500	$7,542	23.27±
LS-2	<	$2,064,500	$5,394	382.74±
		Subject $3,500 to $5,394 per acre		
LS-3	<	$140,000	$3,500	40.00±

The upper end of the range from $7,542 to $8,032 per acre (Sales 1, 4, and 5) are properties with superior locations on Bethel, Brannan and Prospect Islands, and are much more farmable relative to the subject 190-acre portion of Jersey Island. The remaining comparables in the Yolo Bypass, which better reflect the limited uses of on the subject portion of Jersey Island, bracket the range from $3,500 to $5,394 per acre. The comparables are equally superior (Sale 2) and inferior (Sale 3) to the subject with a conclusion supported towards the middle of the range.

This results in a market value of the fee simple interest of the land, as of August 29, 2022, of $760,000 as shown below.

190 acres	x	$4,000/acre	=	$760,000

As a test of reasonable, the concluded value applied to the net useable acreage (135 acres), results in a unit price of $5,629 per acre. This is consistent with the market data, the majority of which had significantly more useable area.

APPENDIX

APPRAISER'S CERTIFICATION

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 & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, I have completed the continuing education program of the Appraisal Institute and the Association of Farm Managers and Rural Appraisers.
11. I made a personal inspection of the property that is the subject of this report.
12. I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the client and I will not do so unless and until authorized by the client, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
13. Such appraisal has been made in conformity with the appropriate California laws, Title VI of the 1964 Civil Rights Act, and regulations, policies, and procedures applicable to appraisal of right of way.
14. To the best of my knowledge, no portion of the value of the property appraised consists of items which are non-compensable under the established laws of California.
15. No one contributed real property appraisal assistance to the undersigned.

16. My opinion of the total fair market value of the appraised property identified in this report was derived without collusion, coercion or direction as to value.

17. I have neither appraised nor provided any services on this property within the last three years.

Dave B. Wraa, MAI, ARA, AI-GRS
Certified General Real Estate Appraiser
California Certificate No. AG023713

VESTING DOCUMENTS

RECORDING REQUESTED BY

MAIL TAX STATEMENT TO

93 101987

APR 21 1993 RECORDED AT REQUEST OF
FIDELITY NAT'L TITLE CO.

APR 21 1993

AT 8 O'CLOCK A M.
CONTRA COSTA COUNTY RECORDS
COUNTY RECORDER

BOOK 18468 PG 314

WHEN RECORDED MAIL TO

Name Ironhouse Sanitary District
Street Address 3775 Main Street, Suite E
P. O. Box 1105
City State Zip Oakley, California 94561

ORDER NO 111461
ESCROW NO 104587-SK

FEE $ RECORDERS USE ONLY

DOCUMENTARY TRANSFER TAX $ NONE-OFFICIAL DOCUMENT
_____ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
_____ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE

THE UNDERSIGNED
Signature of declarant or agent determining tax - Firm Name

XXX Unincorporated Area _____ City of _____

TAX PARCEL NO Located at end of legal description

CORPORATION GRANT DEED

DELTA PROPERTIES, INC., a California corporation,
FOR A VALUABLE CONSIDERATION, DOES HEREBY GRANT TO

IRONHOUSE SANITARY DISTRICT, a California sanitary district

the real property in the County of Contra Costa, State of California, described as:

See Exhibit A Attached

Dated: April 17, 1993

DELTA PROPERTIES, INC.,
a California corporation

By T. V. Halsey
T. V. Halsey, President

By Helen B. Halsey
Helen B. Halsey, Secretary

(Corporation Acknowledgment)

STATE OF CALIFORNIA
County of Contra Costa

On this 17th day of April, in the year 1993, before me, the undersigned, a Notary Public in and for said County and State, personally appeared T. V. Halsey, Pres. & Helen B. Halsey Secretary personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as President & Secretary, respectively or on behalf of the corporation therein named, and acknowledged to me that such corporation executed it.

WITNESS my hand and official seal.

Enrico E. Cinquini

Notary Public in and for said County and State.

OFFICIAL SEAL
Enrico E. Cinquini
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires Nov 11 1996

(Notary Seal)

MAIL TAX STATEMENT AS DIRECTED ABOVE

111461

FD-13A

State of California } SS.

County of Contra Costa

Title or Type of Document Corp Grant Deed
Number of Pages — Date of Document 4/17/93
Signer(s) Other than named below —

On April 17, 1993 before me, Enrico E. Cinquini, Notary Public, personally appeared T.V. Halsey & Helen B. Halsey, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Enrico E. Cinquini (Seal)

OFFICIAL SEAL
Enrico E. Cinquini
NOTARY PUBLIC CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires Nov. 11, 1995

Through the courtesy of – Fidelity National Title INSURANCE COMPANY

FD-1 (Revised 11/92)

111461

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DESCRIPTION -- Exhibit A:

All that real property situated in the un-incorporated area, County of Contra Costa, State of California, described as follows:

PARCEL ONE

The tract of land designated on the map entitled "Map of Jersey Island Farms, Contra Costa Co. California", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on August 7, 1923 in Book 18 of Maps, at page 419, including without limitation all water rights appurtenant to such land.

EXCEPTING FROM PARCEL ONE:

1- Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27.

2- See exceptions from Parcels One and Two following Parcel Two herein.

3- See reservations and exceptions from Parcels One, Two and Three following Parcel Three herein.

PARCEL TWO

Portion of the tract of land designated on the map entitled "Map of Jersey Island Tract, Contra Costa County, Cal.", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on March 15, 1900 in Volume D of Maps, at page 85, described as follows:

Beginning at the most northerly corner of Lot 35, as designated on the map entitled "Map of Jersey Island Farms, Contra Costa Co., California", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on August 7, 1923 in Book 18 of Maps, at page 419; thence from said point of beginning south 0° 37′ west, 771.6 feet; thence south 46° 02′ east, 505.2 feet; thence north 62° 04′ east to an intersection with the southwesterly bank of Taylor Slough; thence in a northwesterly direction along said southwesterly bank to an intersection with the southeasterly line of Lot 34, as said lot is shown on the above mentioned map of Jersey Island Farms (18 Maps 419); thence south 46° 57′ west, along said southeasterly line to point of beginning.

EXCEPTING FROM PARCELS ONE AND TWO:

1- Any portion of the premises lying within those parcels of land described in the deed from Jersey Island Farm Company to Reclamation District No. 830, dated January 31, 1921 and recorded March 10, 1921 in Book 147 of Deeds, at page 144, as follows:

"Parcel No. 1 Jersey Island Pump House and Site: Beginning at a four by four (4 x 4) post marked X Y Z from which post the most northerly corner of the brick wall around the boiler bears S. 35° E. 7 feet distant; thence along the side of the pump house S. 64° E. 43 feet to the corner of said building; thence S. 26° W. 56 feet along the side of said pump house to the corner thereof; thence N. 64° W. 50 feet along the side of said pump house to the corner thereof; thence N. 26° E. along the side of said pump house 43 feet to an angle of said pump house; thence N. 54 1/4 E. along said pump house, 14.75 feet to the 4 x 4 post set at the place of beginning; together with pump, boilers, fixtures, building and improvements thereon, and a right of way of reasonable ingress to and egress from said premises for the purpose of using said premises and pump, or removing said pump, said right of way to run along and across the top of the levee near said building, and thence at a convenient point on said levee to the front of said premises, being a portion of the Jersey Island Tract designated on a map made in November, 1899, by Norman B. Kellogg, Civil Engineer, and filed in the office of the County Recorder of Contra Costa County on March 15, 1900.

Parcel No. 2 Jersey Island Sump: Commencing at a point, which is N. 50° 00' E. 212.5 ft. from the northwest corner of said pump house (Parcel No. 1); thence S. 57° 41' E. 286 ft., thence S. 46° 56' E. 972.5 ft., thence S. 46° 14' W. 330 ft., thence N. 24° 46' W. 295 ft., thence N. 48° 36' W. 502 ft., thence N. 51° 36' W. 302 ft., thence N. 59° 06' W. 132.3 ft., thence N. 45° 53' E. 229.2 ft. to the point of commencement".

2- As to Lot 39 of Parcel One: The interest conveyed to Contra Costa County, by deed from Delta Properties, Inc., undated and recorded April 1, 1949 in Book 1369 of Official Records, at page 327, "for use as a public highway".

PARCEL THREE

That portion of the southhalf (S ½) of Sections 16 and 17, Township 2 North, Range 3 East, M.D.B. & M., lying south and southeast of the southern exterior line of Jersey Island Farms as shown on the map thereof, and being bounded on the north by said Jersey Island Farms, on the south by the south line of said Sections 16 and 17, on the west by the west line of said Section 17, and on the east by Taylor Slough as said slough existed on the ground at the date of filing of said map of Jersey Island Farms.

RESERVING TO GRANTOR, HOWEVER (AND EXCEPTING FROM PARCELS ONE, TWO AND THREE):

1- Lot 1, as shown on the map entitled "Map of Jersey Island Farms, Contra Costa Co. California", which map was filed in the office of the Recorder of the County of Contra Costa, State of California, on August 7, 1923 in Book 18 of Maps at page 419, but with a right of first refusal in Grantee to purchase Lot 1 at $1,343.18 per acre if and when such Lot 1 is sold or otherwise transferred.

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2- If Grantee sells or otherwise transfers a part or all of the real property conveyed hereby for any purpose, including mitigation, during the twenty-five (25) years following recordation of this Deed, Grantor has a first right of refusal to purchase back from Grantee any part or all of the real property being conveyed by this Deed at $1,343.18 per acre.

3- All mineral rights, including rights to oil, gas and other hydrocarbons.

ASSESSOR'S PARCEL NUMBERS:
027-010-001
027-010-002
027-030-001
027-030-002
027-030-003
027-040-001
027-050-001
027-050-002
027-060-001

BOOK 18468 PG 319

RESOLUTION NO. 93-8

A RESOLUTION OF THE BOARD OF DIRECTORS
OF IRONHOUSE SANITARY DISTRICT
ACCEPTING THE CORPORATION GRANT DEED FROM DELTA PROPERTIES, INC.

WHEREAS, Delta Properties, Inc. has presented to this Board the attached Corporation Grant Deed conveying to the Ironhouse Sanitary District the property on Jersey Island, Contra Costa County, California, more particularly described in such attached Corporation Grant Deed; and

WHEREAS, such Corporation Grant Deed is good and sufficient to convey such property to the Ironhouse Sanitary District;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that such Corporation Grant Deed and the property described therein be and the same hereby are accepted; and

FURTHER RESOLVED AND ORDERED, that such Corporation Grant Deed be recorded in the office of the Contra Costa County Recorder.

* * * * * * * * * * * * *

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted by the Sanitary Board of the Ironhouse Sanitary District at a meeting thereof held on the 6th day of April, 1993.

AYES, and in favor thereof, Members: L. Byer, D. Meadows, R. Kirkman, D. Nunn, I. Powell, D. Mickelson, R. Gromm

NOES, Members: none

ABSENT, Members: none

Cynthia Bowen
Secretary
(SEAL)

APPROVED:

Larry Byer
President

CA
isd\res93.8

END OF DOCUMENT

APPRAISERS' QUALIFICATIONS

PROFESSIONAL QUALIFICATIONS

YEARS OF EXPERIENCE

33 Years (19 with BRI)

EDUCATION

BS, Agricultural Science and Management,
University of California, Davis, CA

PROFESSIONAL REGISTRATIONS

California Certified General Real Estate Appraiser
AG 023713

Nevada Certified General Real Estate Appraiser
A.0207023-CG

PROFESSIONAL AFFILIATIONS

Sacramento-Sierra Chapter of Appraisal Institute, Past President

DESIGNATIONS

MAI and AI-GRS, Appraisal Institute

Accredited Rural Appraiser (ARA)
American Society of Farm Managers and Rural Appraisers, Inc.

DAVID B. WRAA, MAI, ARA, AI-GRS

Senior Vice President of BRI

David B. Wraa, MAI, ARA, AI-GRS has been involved in real estate appraising and consulting since 1989. His professional experience in real estate appraisal encompasses an extensive range of property types. He is a member of the Appraisal Institute with the MAI and AI-GRS designations, a member of the American Society of Farm Managers and Rural Appraisers with the designation of ARA, and a Certified General Real Estate Appraiser in the State of California and the State of Nevada. Dave is a guest lecturer each year in the UC Davis appraisal class and presents annually at the Public Real Estate Transactions course.

Dave is a former President of the Sacramento-Sierra Chapter of the Appraisal Institute, as well as the past Education Chair and Secretary Treasurer for the chapter. Prior to his career in real estate, Dave 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).

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.

Medical – Existing and proposed medical clinics and dental offices.

Residential – Proposed and existing residential subdivisions throughout the Central Valley.

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

Special Use Properties – Special use properties include churches and self-storage facilities.

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.