REQUEST FOR PROPOSALS

For The Purchase and Development of City Owned Property Located at 401 Oak Street (City's Old Fire Station Site)

DUE: September 20, 2021

3:00 PM

Regular Mail to:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

OR

Email to:

CityClerkroseville@roseville.ca.us

CITY OF ROSEVILLE

NOTICE FOR PROPOSALS

For the Purchase & Development of City Owned Property Located at 401 Oak Street

NOTICE IS HEREBY GIVEN that proposals for the **City Owned Property located as 401 Oak Street** will be received by the City of Roseville. Due to closure of City of Roseville facilities and offices as result of COVID-19, proposals shall **ONLY** be regularly mailed to the office of the **City Clerk, Civic Center, 311 Vernon Street, Roseville, CA 95678** or submitted via electronic mail to **CityClerkroseville@roseville.ca.us**, until 3:00 p.m., **September 20, 2021**. Said proposals will be evaluated and results will be made public after completion of the negotiation process with the selected consultant. The City reserves the right to reject any or all proposals and to waive any informalities or irregularities in any proposal or in the proposal process.

July 7, 2021
Date

Robert Cline
Economic Development Project Manager

IMPORTANT!!!

The City is not responsible for mis-delivered proposals, and the proposer is strictly liable for its chosen method of delivery. It is the proposer's sole responsibility to make sure that proposals arrive at the proper location. Any proposal which does not actually arrive in the City Clerk's Office or City Clerk's email address by the RFP due date and time will be rejected as non-responsive, even if properly addressed or delivered to another City Department.

Your proposal **MUST** be addressed and mailed to the following address:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

The proposer is also directed to include the attached "Sealed Proposal" label on the outside of the package or envelope so that it is visible when delivered to the City.

OR

Your proposal **MUST** be emailed to:

CityClerkroseville@roseville.ca.us

Request for Proposals
For The Purchase and Development of City Owned Property Located at 401 Oak Street

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1.0 INTRODUCTION

The City of Roseville (hereinafter "City") is soliciting proposals from interested developers for the purchase and development of city owned property at 401 Oak Street, located within the Downtown Roseville Specific Plan (hereinafter "DTSP"). The City will consider all proposals with preference given to projects that are consistent with the land use and zoning of the subject property and consistent with the vision of the DTSP. The City is seeking proposals from qualified operators / developers for projects that meet the intent of this RFP and will evaluate all projects found to be consistent with this request.

Through this Request for Proposals (hereinafter "RFP") process, the City wishes to identify a highly qualified, financially capable entity able to perform all requirements needed to guarantee the proposed use of the site. The City is seeking proposals that are structured to minimize City participation. Following identification and selection of the most qualified proposal, and pending City Council approval, the City will enter into an Exclusive Right to Negotiate (hereinafter "ERN") Agreement with the selected entity for a period not to exceed one hundred and eighty days (180) days to finalize terms and develop necessary project plans and property disposition agreements.

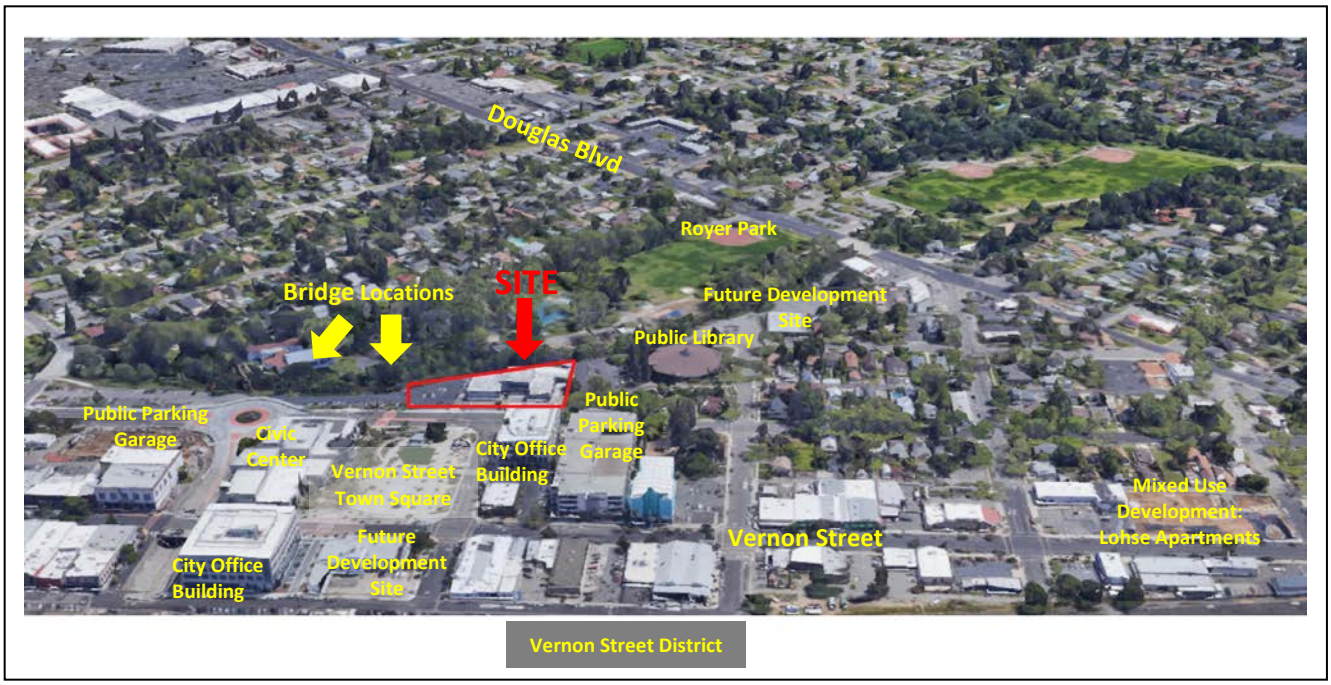
Qualified individuals, firms, developers, consultants or entities (hereinafter "Developer(s)" or "Firm"), that meet the requirements set forth in this RFP are encouraged to participate.

1.1 City Overview

The City of Roseville encompasses 44 square miles in south Placer County, approximately 15 miles northeast of Sacramento. The City is bisected by Interstate 80 (160,000+ daily trips) and State Route 65 (117,000+ daily trips). With a population of approximately 147,000 and a day time population of approximately 155,000, Roseville has established itself as a regional employment center and retail destination. Roseville was named one of the best places to live in the United States by Money.com in 2020. In addition, Roseville ranks 13th in the state for total retail sales reaching over $4 billion and has more than twice the amount of retail sales per household than the statewide average. Roseville also offers a variety of housing options and constantly seeks to maintain consistency with the State and local requirements of providing affordable housing. Currently over 55,000 housing units are located within the City of Roseville, with housing stock primarily comprised of single family and multifamily residential, totaling 79 percent and 19 percent respectively. In addition, Roseville's Housing Division works to ensure the City meets the 10% affordable housing goal set forth in the City's General Plan and our award winning Housing Authority has ranked as a high performing agency for the last 16 years. Roseville's moderate climate, excellent schools, expanding job opportunities and nearby recreation areas attract new residents, visitors, and businesses who are looking for a great place to live, work, shop and raise a family.

1.1.1 **Development Context**

The proposed project area is located near the heart of the civic core of Downtown Roseville, across from the City's Civic Center Town Square and adjacent to Dry Creek. Primary access to the site is provided via Oak Street and S Grant Street which is located approximately ½ mile from Interstate 80.



The general area benefits from significant public and private investments in the immediate vicinity, including a newly constructed City office building, new fire station, installation of Downtown streetscape improvements, development of a 58 unit mixed use/affordable housing development, two public parking garages providing over 900 spaces, and three newly constructed bridges providing pedestrian connectivity across Dry Creek and to Royer Park. The City has completed the construction of The Downtown Bridges and Trails Project which will continue implementing the Downtown Vision of providing three important bridge connections across Dry Creek and continuation of the Dry Creek/Miners Ravine trail system. The project implements the Downtown Vision by improving connections between Royer Park and the Vernon Street/ Town Square area, and by closing the gap in the Class I trail system.

1.1.2 **Downtown Roseville Specific Plan & Downtown Code**

The DTSP was adopted in 2009 and is the overriding policy document containing guiding principles for development of the plan area. The document provides detailed land use and form-based development regulations for Downtown with focused design guidelines tailored for both private and public development. Policies unique to the plan include a park-once strategy, in-lieu fees for parking, a waiver of parkland dedication for residential units, expedited review processes, and additional floor area incentives for projects that include mixed use, public improvements or public art. In addition, the DTSP "Downtown Code" is the implementation tool to help achieve the vision of the Plan. The guidelines and standards found in the Downtown Code are used to help evaluate projects and provide direction and specifications for development. With the establishment of the Downtown Code, the project area was identified as a Catalyst Site that could be developed with a variety uses as outlined in Section 2.3.2 of the DTSP Downtown Code (See www.roseville.ca/DowntownSpecificPlan).

1.1.3 **Project Site Information**

Located at 401 Oak Street, at the intersection of Royer Street and S Grant Street, the project site is comprised of 1.39 acres and currently includes a 19,000 square foot building that the City intends to demolish and grade, as further explained below. The property was originally sold to the University Development Foundation in 2017 and then purchased back by the City in 2021. The existing 19,000 square foot building is a former City fire station and has remained vacant since the fire station was relocated in 2018. The available parcel's topography will gently slope to the southeast towards Dry Creek (but currently is generally flat with a significant retaining wall along Oak Street and a split-level building) and a small portion of the site is currently located within FEMA's 100 year floodplain. Additionally, the site contains a small amount of soil contamination and asbestos, although each of these issues will be remediated by the City prior to any future development.

To help incentivize development and demonstrate the City's commitment to the development of this project site, the City will demolish the existing building by winter of 2021 and grade the site to provide a clean, vacant site to the developer. The City's planned demolition project will include: removal of the existing 19,000 square foot building, remediating all contaminants, and raising the grade of the property out of the floodplain (See **Attachment C**, Demolition and Grading Plan).

The property is zoned Commercial/Special Area – Downtown (CM/SA-DT), which allows for a variety of use types including mixed-use, retail, restaurants, public/quasi-public, offices, multifamily residential, live/workspace, and public markets.

1.1.5 **Project Design Intent**

As contemplated in the DTSP, redevelopment of the subject site has been anticipated since the inception of the plan. Several uses are principally permitted including residential, offices, commercial, retail sales and personal service. However, in an effort to comply with the State's Regional Housing Needs Allocation and the City's Housing Element, mixed-use residential development projects are strongly encouraged at this site. Design consideration for the project should include an appropriate interface with the nearby creek (located to the south) and the adjacent buildings (located to the northwest). The project design shall incorporate well-articulated and detailed building elevations, high quality material, distinct design elements, and a first floor design with a pedestrian scale that is differentiated from the upper floors.

California Government Code Section 54233 and/or 54233.5:
If ten (10) or more residential units are developed on the Property, not less than 15 percent of the total number of residential units developed on the property shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant

or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

1.1.6 **Development Proposal**

The goal of the RFP is to solicit proposals for a project that includes development that will complement existing and future uses in the area and that is consistent with the City's long-term vision of Downtown Roseville. The proposed development plan may generate housing options for the community and consider opportunities for retail, offices and employment consistent with the property's land use and zoning. The project should remain substantially consistent with the DTSP to ensure consistency with the design guidelines and the approved CEQA document.

1.1.7 **Planning Process & CEQA Clearance**

Prior to any development, the successful proposer will be required to secure the necessary permits through the City's Development Services Department and will need to ensure the proposed project complies with CEQA. In an effort to help streamline the project, staff will preliminarily discuss all proposals with Planning staff to identify the development potential of the proposal and any potential critical path items.

1.2 **Instructions**

This RFP includes a description of the requested development, proposal requirements, and instructions for submitting your proposal. Failure to follow these instructions may result in rejection of your proposal.

No oral representations or interpretations will be made to any proposer as to the meaning of this RFP.

Direct all inquiries regarding this RFP in writing to:

City of Roseville
Economic Development Department
Attn: Robert Cline
311 Vernon Street
Roseville, CA 95678
Phone: (916) 746-1172
Email: racline@roseville.ca.us

Do not contact other individuals or City departments in this regard. Information provided by anyone other than the above contact may be invalid and proposals which are submitted in accordance with such information may be declared non-responsive.

In the event that it becomes necessary to revise any part of this RFP, written addenda will be issued. Any amendment to this RFP is valid only if it is in writing and issued by the City department issuing the RFP. No oral interpretations or answers shall bind the City unless confirmed by the City in writing.

All addenda for this RFP will be distributed to proposers who have registered with PublicPurchase.com and who have downloaded the RFP. **It is the proposer's sole responsibility to monitor this website for possible addenda to this RFP.** Failure of proposer to retrieve addenda from this site shall not relieve him/her of the requirements contained therein. Additionally, failure of proposer to return a signed addendum, when required, may be cause for rejection of his/her proposal.

2.0 TENTATIVE SCHEDULE

The following represents the tentative schedule for this RFP. Any change in the scheduled dates for the Pre-Proposal Conference, Deadline for Final Questions, or Proposal Submission Deadline will be advertised in the form of an addendum to this RFP. The schedule for the evaluation process and other future dates may be adjusted without notice.

RFP Released by the City……	July 7, 2021
Pre-Proposal Conference (Tentative)..……	August 3, 2021
Deadline for Final Questions……...	September 10, 2021
Proposal Submission Deadline…….	September 20, 2021

3.0 OPTIONAL PRE-PROPOSAL CONFERENCE

An optional pre-proposal conference may be scheduled for **August 3, 2021** at **10:00 a.m.** via Microsoft Teams. **Virtual Meeting: Meeting details will be sent upon request. Please send requests to racline@roseville.ca.us.**

Interested firms will have an opportunity to submit questions regarding the requirements outlined in this RFP. While participation is not mandatory, interested proposers are encouraged to join in. In order to make the meeting more effective for all participants, attendees should read this document thoroughly prior to the meeting.

Substantial clarifications or changes required as a result of the meeting will be issued in the form of a written addendum to the RFP.

4.0 TYPE OF DEVELOPMENT

The City of Roseville intends to select a qualified development team that can purchase the property and demonstrate: (1) strong relevant experience with similar projects; (2) financial capability; and (3) sensitivity to the local community and environment. Evidence of ability to finance, undertake, and complete the proposed project in a timely manner is crucial to a successful submission. The development team must include an experienced development entity and such disciplines as a licensed architect and landscape architect. Additionally, the City requests that proposers craft creative proposals that address their needs while considering the City's goals. Accordingly, the selected firm should provide the City with a development proposal that achieves the following objectives:

I. Maximizes the site's development potential with a well-designed development project that will bring employees, residents, customers, and/or visitors to the area.

II. Provides housing and/or commercial options that contribute to the vibrancy of the DTSP by providing a walkable community and options for residents to live and work within close proximity of the Downtown Core.

III. Establishes a project consistent with the DTSP and all other applicable codes, regulations, and guidelines that contributes to the continued redevelopment and community desires of a well-established downtown.

4.1 **Land sale terms**

The City expects that the parcel will be sold for the fair market value as determined by an appraisal dated July 1, 2021 (see **Attachment B** – Property Appraisal). Submittals must include a proposed purchase price. The proposed purchase price must not be below the appraised value established at $1,310,000.00. Upon the selection of the RFP applicant, the City will enter into an Exclusive Right to Negotiate Agreement with the developer.

5.0 ASSURANCE OF DESIGNATED PROJECT TEAM

Proposer shall assure that the designated project team, including sub-consultants or sub-contractors (if any), is used for this project. Departure or reassignment of, or substitution for, any member of the designated project team, sub-consultant(s) or sub-contractor(s) shall not be made without the prior written approval of the City.

6.0 PROPOSAL FORMAT REQUIREMENTS

Each response to this RFP shall include the information described in this section. Provide the information in the specified order. Failure to include all of the information specified may be cause for rejection. Additional information may be provided, but should be succinct and relevant to the goals of this RFP. Any additional information that a proposing Developer wishes to include that is not specifically requested should be included in an appendix to the proposal.

Developers are encouraged to keep the proposals brief and to the point, but sufficiently detailed to allow evaluation of the project approach. Unauthorized conditions, omissions, limitations or provisions attached to a proposal will render the proposal non-responsive and may cause its rejection.

Proposers are warned against making erasures or alterations of any kind, without initialing each and every such change. Proposals that contain erasures or irregularities of any kind, without such initialing, or omissions, may be rejected.

The proposal should be bound or contained in a loose leaf binder. Document pages shall be 8-1/2 inches by 11 inches in size or folded to such a size. Use section dividers, tabbed in accordance with this section as specified below.

6.1 **Cover Letter** with the following information:

- Title of this RFP
- Name and Mailing Address of Firm (include physical location if mailing address is a PO Box)
- Contact Person, Telephone Number, Fax Number, and Email Address
- A statement that the submitting Developer will enter into negotiations to purchase and develop the property and adhere to the requirements described in this RFP, including any addenda (*reference the addenda by date and/or number*).

6.2 **Signature Requirements** - The attached Proposer's Certification (**Attachment A)** shall be executed by an official(s) legally authorized to bind the Developer which states that the proposal is valid for one hundred and eighty (180) days. Include the executed copy of the Proposer's Certification under Tab G. Note: This is one hundred and eighty (180) days following the closing date for the receipt of all proposals.

- Proposals submitted on behalf of a Partnership shall be signed in the firm name by a partner or the Attorney-in-Fact. If signed by the Attorney-in-Fact, there shall be attached to the proposal a Power-of-Attorney evidencing authority to sign proposals, dated the same date as the proposal and executed by all partners of the firm.
- Proposals which are submitted on behalf of a Corporation shall have the correct corporate name thereon and the actual signature of the authorized officer of the corporation written (not typed) below the corporate name. The title of the office held by the person signing for the corporation shall appear below the signature of the officer.
- Proposals which are submitted on behalf of a Limited Liability Company ("LLC") shall be signed by the person or persons authorized to bind the LLC under the LLC's articles of organization.
- Proposals which are submitted by an Individual Doing Business under a firm name ("dba") shall be signed in the name of the individual doing business under the proper firm name and style.

6.3 **TAB A: Firm's Qualifications** – Describe your firm and provide a statement of your firm's qualifications for performing the requested development. Identify the services which would be completed by your firm's staff and those that would be provided by sub-consultants or sub-contractors, if any. Identify any sub-consultants or sub-contractors you propose to utilize to supplement your firm's staff. Include your firm's organizational chart, including its constituent parts, and size variation of staffing levels in the past five (5) years.

6.4 **TAB B: Experience and References** – Provide a summary of your firm's experience in developing similar projects. Provide a minimum of three (3) references for projects similar in nature and scope that your firm's team members have completed in the last ten (10) years. Include brief descriptions of the projects, dates, client names and contact persons' names, addresses and telephone numbers. Prospective Bidders should submit a proposal with sufficient information regarding prior development experience and financial capabilities to enable the City to award a Developer an Exclusive Right to Negotiate (ERN) Agreement. The ERN period will not exceed one hundred and eighty (180) days.

6.5 **TAB C: Qualifications of Team** – Provide a brief summary of the role, qualifications and experience of each team member and designated project manager/lead assigned to this project, including length of service with the firm and the qualifications/experience of any sub-consultant or sub-contractor staff on your project team. A project team organizational diagram and brief resume of each team member and the designated project manager/lead for each applicable category shall be included. The geographic location of the firm and key personnel shall also be identified. Any proposed sub-consultants or sub-contractors shall be listed. Include sub-consultant's and sub-contractor's assigned task(s) and experience. Full resumes may be included in the appendix.

6.6 **TAB D: Project Understanding** – Based on the available information, supplemental research, field observations, and experience with similar projects, provide a narrative describing your understanding of the development requested in this RFP, your general approach and any major challenges to achieving the City's stated goals. Include any issues that you believe will require special consideration for this project. Also identify any unique approaches or strengths that your firm may have related to this project. City staff will assess your understanding of all aspects of the project based on the overview.

6.7 **TAB E: Development Plan** – Provide a detailed discussion of your firm's approach to the successful implementation of this project and describe in narrative form the project's consistency or lack thereof with the DTSP vision and surrounding uses by highlighting the proposed project design, operational characteristics and amenities. Include a proposed schedule to accomplish all of the required tasks within a desired timeline. Additionally, describe the key project design characteristics and amenities that will be offered. Include a narrative description of the design indicating potential uses, gross square footages, parking spaces provided, or any other factors or information helpful to understanding the project. Also provide a conceptual or schematic level detail of proposed site plan, building elevations, landscape, and floor plans.

6.8 **TAB F: Financing Plan** – Provide a financing plan for the proposal. In describing the financing plan, respondents may include such supplemental information as deemed necessary to explain the financing plan and its underlying assumptions. The successful respondent shall have thirty (30) days from execution of the ERN Agreement to provide the City with firm financial commitments.

6.9 **TAB G: Required Statements/Documents** – Include statements of assurance regarding the following requirements in the proposal:

- Non-substitution for the designated members of the team without approval by City staff **(Section 5.0)**
- The absence of a conflict of interest **(Section 10.4)**
- A statement that nothing contained in the submitted proposal will be proprietary. (**Section 10.21**)

Submit the following document with the proposal:

- Executed copy of Proposer's Certification (**Attachment A**)

6.10 **TAB H: Exceptions** – Describe any and all proposed exceptions, alterations or amendments to the type of development requested or other requirements of this RFP. The nature and scope of your proposed exceptions may negatively affect the evaluation of your submittal and the City's determination of whether it is possible to successfully negotiate a contract with your firm.

6.11 **TAB I**: **Competency of Proposers** – The City wants to ensure that the successful Developer has the necessary facilities, ability, experience, and financial resources to provide the development specified herein in a satisfactory and timely manner. Please list and explain any pending bankruptcies, liens, stop payment notices, judgments, lawsuits, arbitrations, mediations, foreclosures, and any similar actions filed or resolved in the past seven (7) years. Please indicate whether a party has ever terminated a contract with your firm for breach, and if so, please explain. Also, furnish a statement of financial resources demonstrating that the Developer has the ability to maintain a staff of regular employees, sub-consultants or sub-contractors adequate to ensure performance of the development proposal, and the resources for the development contemplated are sufficient, adequate and suitable.

7.0 SUBMITTAL INSTRUCTIONS

7.1 Your submittal package shall include the following:

- **One (1) original and five (5) printed copies** of your proposal; and
- **One (1) electronic copy** of your proposal in PDF format on CD, flash drive or other electronic media

Note: This requirement does not apply to proposals that are emailed.

7.2 Proposals shall be submitted not later than the time and date indicated on the cover page of this RFP. All submittals shall be emailed to CityClerkroseville@roseville.ca.us **with the title of the RFP and "Sealed Proposal" in the subject line and the body of the email** or be submitted in a sealed envelope or container and clearly marked with the RFP title on the outside of the parcel. **Complete and attach the "Sealed Proposal" label to the outside of the envelope containing your proposal.**

7.3 Proposals shall be submitted via regular mail to:

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678
Attention: Robert Cline

Or emailed to:

CityClerkroseville@roseville.ca.us

7.4 Faxed and/or emailed proposals will not be accepted. Email will be accepted by the deadline date and time with a hard copy of the sealed proposal to follow.

7.5 The City shall not be responsible for proposals delivered to a person or location other than that specified herein.

7.6 Postmarks will not be accepted and proposals received after the deadline date and time will not be accepted or considered. **No exceptions.**

7.7 The City reserves the right to waive minor defects and/or irregularities in proposals, and shall be the sole judge of the materiality of any such defect or irregularity.

7.8 All costs associated with proposal preparation shall be borne by the proposer.

8.0 EVALUATION CRITERIA

The following evaluation criteria and rating schedule will be used to determine the most highly qualified firm(s).

Evaluation Criteria	Maximum Points Possible
A. Experience and qualifications of the firm and proposed staff/sub-consultants/sub-contractors in successfully designing, financing, developing, constructing, and marketing development projects of similar size and scope (per Sections 6.3 - 6.5).	25
B. Compatibility with and contribution to the Downtown Roseville Specific Plan vision and mission (per Section 6.7).	25
C. Sound financial condition related to the nature and amount of assurance provided, regarding the completion of the project (per Section 6.11).	25
D. Thoroughness and quality of proposal, including completeness of response to RFP.	25
Total Possible Points:	**100**

9.0 SELECTION PROCESS

9.1 Award of the RFP shall be made to the responsible proposer whose proposal is determined, through a formal evaluation panel process, to be the most advantageous to the City after the evaluation panel has taken into consideration the evaluation factors set forth in the RFP. A master score sheet shall be created based on the evaluation panel's initial evaluation. Proposals shall be scored according to the criteria stated in the RFP.

9.2 Proposals submitted will be reviewed by a selection committee. Developers that have submitted the best and most complete proposals may be invited to an interview. The number of Developers invited to an interview may vary depending upon the number of proposals submitted.

9.3 Should the City elect to conduct interviews with any proposers, the following criteria shall be considered and each proposer ranked by the evaluation panel during the interview process: a) Quality of presentation, b) Ability to meet the City's business goals, c) Communication style.

9.4 The City reserves the right to make a selection after review of the proposals without oral interviews; therefore, the proposal should be submitted initially on the most favorable terms that the Developer might propose.

9.5 A contract will be negotiated with the Developer considered best meeting the City's need for this project. In the event a mutually satisfactory contract cannot be negotiated with the City's first choice, negotiations may be terminated and commenced with the Developer considered next best in meeting the City's needs for this particular project.

9.6 The selected Developer will be required to execute an ERN Agreement. The contract will further refine the terms of the sale and development.

9.7 The award of any contract is expressly contingent upon City Council approval and the availability of funds. City staff may not legally bind the City to a contract.

9.8 The City reserves the right to reject any or all proposals, or to waive minor irregularities in said proposals, or to negotiate minor deviations with the successful Developer(s). In the case of differences between written words and figures in a proposal, the amount stated in written words shall govern. In the case of a difference in unit price versus the extended figure, the unit price shall govern.

9.9 Once a decision has been made to award the contract, then a formal notice of the intent to award to the recommended proposer(s) shall be made by the Department.

9.10 A City of Roseville business license as well as all applicable permits, licenses and certifications required by local, state or federal law are required before the award of a contract.

10.0 GENERAL TERMS & CONDITIONS

10.1 **Exclusive Right to Negotiate Agreement**. Upon completion of the evaluation, the City will enter into negotiations with the selected Developer for an ERN Agreement, which Developer will be required to execute. Alternatively and at City's sole discretion, the City reserves the right to propose foregoing the ERN Agreement and entering directly into a Purchase and Sale Agreement with the selected Developer.

10.2 **Independent Contractor**. At all times the Developer shall represent himself/herself to be an independent contractor offering such services to the general public and shall not represent himself/herself, or his/her employees, to be an employee of the City. Therefore, the Developer shall assume all legal and financial responsibility for taxes, FICA, employee fringe benefits, workers' compensation, employee insurance, minimum wage requirements, overtime, etc., and agrees to indemnify, save, and hold the City, its officers, agents, and employees, harmless from and against, any and all loss, cost (including attorneys' fees), and damage of any kind related to such matters.

10.3 **Conflict of Interest**. The Developer shall warrant that no official or employee of the City has an interest, has been employed or retained to solicit or aid in the procuring of the resulting contract, nor that any such person will be employed in the performance of such contract without immediate divulgence of such fact to the City. Developers submitting a proposal in response to this RFP must disclose any actual, apparent, direct, indirect, or potential conflicts of interest that may exist with respect to the Developer or the Developer's management or employees relative to the development project to be provided to the City. Conflict of interest issues may require consultation with legal counsel. If a Developer has no conflicts of interest, a statement to that effect must be included in the proposal. Violation of this section shall be a material breach of the contract entitling the City to any and all remedies by law or in equity.

10.4 **Undue Influence**. The Developer shall warrant via an executed Proposer's Certification (**Attachment A**) that no undue influence or pressure is used against or in concert with any officer or employee of the City in connection with the award or terms of the contract that will be executed as a result of this RFP, including any method of coercion, confidential financial arrangement or financial inducement. No officer or employee of the City shall receive compensation, directly or indirectly, from the Developer, or from any officer, employee or agent

of the Developer, in connection with the award of the contract or any work to be conducted as a result of this RFP. Violation of this section shall be a material breach of the contract entitling the City to any and all remedies by law or in equity.

10.5 **Non-Collusion**. Developers submitting proposals shall warrant via an executed Proposer's Certification (**Attachment A**) that their offer is made without any previous understanding, agreement or connection with any person, firm or corporation submitting a separate proposal for the same project and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action. This condition shall not apply to proposals which are submitted by firms who have partnered with others to submit a cooperative proposal that clearly identifies a primary developer and the associated sub-consultants or sub-contractors.

10.6 **Cost of Preparing Proposal**. The City will not pay any costs incurred by any Developer in preparing or submitting a proposal in response to this RFP.

10.7 **Proposals Property of the City**. All documents or materials submitted with or in conjunction with any proposal, including but not limited to electronic files, shall become the property of the City after the proposal submission deadline. No submission documents will be returned. During negotiations, the requested development project may be amended by the City and negotiated based upon ideas provided by other proposers or any other source.

10.8 **Proposals are Public Records**. All proposals submitted are subject to the public disclosure requirements under the laws of the State of California, unless the City identifies and exercises a right or obligation to exempt any record from public disclosure. However, proposals will not be disclosed until negotiations are complete and a recommendation for selection and award is made.

10.9 **Protests.**

(a) Protest Requirements

(1) Any proposer who is aggrieved in connection with the solicitation or award of a contract may file a protest with the City Clerk's office. The protest must be received in writing by the City Clerk's office within seven (7) calendar days after such aggrieved proposer 1) knows or should have known of the facts giving rise thereto or 2) the date of the notice of intent to award, whichever is sooner. In no event shall a protest be allowed after an award has been made by City Council. If the seventh calendar day falls on a weekend or City holiday, the protesting party may submit the protest prior to close of business on the first business day following such weekend or holiday. Failure to submit a timely protest shall bar consideration of a protest.

(b) Grounds for Protest

(1) The alleged grounds for protest shall be limited to the following: (a) computation errors, (b) violations of local, state, or federal law, or (c) the City failed to follow the procedures specified in this Policy.

(2) The protest shall state all grounds claimed for the protest and include supporting documentation. Failure to clearly state the grounds for the protest and provide supporting documentation shall be deemed a waiver of all protest rights.

(c) Administrative Review

Upon receipt of the protest and after determining the protest was properly filed, the Department Director shall provide a copy of the protest to other proposers who might become aggrieved as a result of the protest and issue a written decision within fourteen (14) calendar days after receipt of the protest. The protest will be evaluated by the Department Director, the City Attorney's Office, and the Purchasing Manager. The protesting proposer shall promptly provide any information requested by City staff as part of such investigation. The decision shall either deny or uphold the protest and include reasons for the decision. The written decision shall be final.

(d) Stay of Action During a Protest

In the event a protest is filed under Section 10.11, the City shall not proceed further with the award of the contract until the protest is resolved, unless:

(1) The Director of Central Services makes a determination that the award of the contract without delay is necessary to protect a substantial interest of the City, or

(2) The City decides to reject all proposals and issue a new RFP.

10.10 **Rejection of RFP**. The City reserves the right to reject any or all proposals, to waive defects or irregularities in any proposal or in the RFP process, and to offer to negotiate or contract with any Developer in response to any RFP. This RFP does not constitute any form of offer to contract.

10.11 **Increasing/Decreasing Portions of RFP**. The City reserves the right to increase or decrease the amount of any portions of the work represented in the RFP and/or to omit portions of said work, as may be deemed necessary by the City.

10.12 **Rejection as Non-Responsive**. Proposals may be rejected as non-responsive at the City's sole discretion if there are alterations of form, the proposal is conditional or the proposal is incomplete.

10.13 **Modifying RFP**. The City reserves the right to modify any portion of, or to postpone or cancel this RFP at any time, and/or reject any and all submissions without indicating any reason.

10.14 **If no proposal is accepted**, the City may elect to have the project performed in some other manner.

10.15 **Rejecting Team Members, Firms or Sub-contractors**. The City reserves the right to reject individual team members, firms, sub-consultants or sub-contractors and request substitution prior to contract award.

10.16 **Local Business, Small Business, Minority and Women Owned Business**. Although no preferences will be given, the City highly encourages submission of proposals by local businesses, by small business owners, and by minority and women-owned businesses.

10.17 **Withdrawal of Proposals**. Proposals may be withdrawn prior to the date and time specified for proposal submission with a formal written notice by an authorized representative of the proposer delivered to the City Clerk's Office. Proposals submitted will become property of the City after the proposal submission deadline.

Proposals may not be withdrawn for one hundred and eighty (180) days after the due date unless the City enters into a contract with another Developer prior to the expiration of that one hundred and eighty (180) day period.

10.18 **Proposal Postponement and Amendment**. The City reserves the right to revise or amend the RFP or specifications up to the time set for opening of the proposals. Such revisions and amendments, if any, shall be announced by amendments to this RFP through the City's website. Copies of such amendments shall be furnished to all prospective proposers. Prospective proposers are defined as those proposers who have registered and are on the City's RFP list for this material/service. If revisions and amendments require significant changes, the date set for opening of the proposals may be postponed by such number of days as in the opinion of the City shall enable proposers to revise their proposals. Proposals which fail to acknowledge a substantive addendum to the RFP, as determined by the City Attorney's Office, on the City supplied addendum form will be rejected as non-responsive. Any revisions or amendments to the RFP will become incorporated into any contract awarded pursuant to the RFP.

10.19 **Proprietary Information**. Proposers submitting a proposal in response to this RFP must provide a statement that nothing contained in the submitted proposal will be proprietary. However, if a proposer desires to claim a privilege against public disclosure for a trade secret or other proprietary information, such information must be submitted with the proposal in a separate envelope marked "confidential." The City Attorney's Office will determine if the information is in fact proprietary, based on state and federal law. Note that under California law, a price proposal to a public agency is not a trade secret. The Developer shall defend, indemnify and hold harmless the City regarding any claim by any third party for the public disclosure of the "confidential" portion of the proposal.

10.20 **Right to Request Additional Information**. During the evaluation process, the City reserves the right, where it may serve the best interests of the City, to request additional information and clarifications from proposers. Such information will be requested in writing to the specific proposer. This information will become a part of the original proposal submitted by the specific proposer and will be used by the City in evaluating the proposal and will not be shared with other proposers during the evaluation and negotiation process.

10.21 **Modification of Proposals**. Modification of a proposal already received will be considered only if the modification is received prior to the deadline date for receiving proposals. All modifications shall be made in writing, executed, and submitted in the same form and manner as the original proposal.

10.22 **Examination of Contract Documents**. Each proposer shall thoroughly examine and be familiar with the terms of this RFP, legal and procedural documents, general conditions, specifications, and addenda (if any), which will constitute the contract documents, in addition to the ERN Agreement. Submission of a proposal shall constitute acknowledgement, upon which the City may rely, that the proposer has thoroughly examined and is familiar with the contract documents. Failure or neglect of a proposer to receive or examine any of the contract documents shall in no way relieve the proposer of any obligation with respect to their proposal or to the contract. No claim for additional compensation will be allowed which is based upon lack of knowledge of any contract document.

10.23 **Non-Discrimination**. The City maintains various policies related to entities the City contracts with. Among these is an anti-discrimination policy, which requires that the City's contractors not discriminate in hiring on the basis of gender, race, religion, sexual orientation, medical condition, and all other categories protected by law. Upon acceptance of a proposal, the City may request that the selected Developer sign a statement affirming its compliance with this policy.

10.24 **No Assignment or Modifications.** This awarded contract is to be binding on the successors and assigns of the parties hereto. The development called for herein is deemed unique and except as provided herein Developer shall not assign, transfer, subcontract, or otherwise substitute its interest in the agreement or any of its obligations herein without the written consent of the City. The Agreement may be modified only by a written amendment signed by the parties.

10.25 **Bankruptcy.** Upon filing for any bankruptcy or insolvency proceeding whether voluntary or involuntary, or upon the appointment of a receiver, trustee, or assignee for the benefit of creditors, the Developer must notify the City immediately. Upon learning the actions herein identified, the City reserves the right, at its sole discretion, to cancel the contract.

Attachment A

PROPOSER'S CERTIFICATION

I hereby propose to negotiate to purchase and develop the property as specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to one hundred and eighty (180) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same product or service; that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

_____
NAME OF BUSINESS

_____
SIGNATURE

_____
NAME & TITLE, TYPED OR PRINTED

_____
MAILING ADDRESS

_____
TELEPHONE NUMBER

_____
EMAIL

Type of Organization:

____ Sole Proprietorship ____ Corporation _____ State of Incorporation

____ Partnership ____ Limited Liability Company

Attachment B

PROPERTY APPRAISAL

Integra Realty Resources
Sacramento

Appraisal of Real Property

401 Oak Street
Roseville, Placer County, California 95678

Prepared For:
City of Roseville - Economic Development Department

Effective Date of the Appraisal:
July 1, 2021

Report Format:
Appraisal Report – Standard Format

IRR - Sacramento
File Number: 193-2021-0302

401 Oak Street
Roseville, California

Integra Realty Resources
San Francisco

555 Meridian Avenue
Suite C
San Jose, CA 95126

T 408.299.0444
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www.irr.com

July 6, 2021

Laura Matteoli
Economic Development Director
City of Roseville - Economic Development Department
311 Vernon Street
Roseville, CA 95678

SUBJECT: Market Value Appraisal
401 Oak Street
Roseville, Placer County, California 95678
IRR - Sacramento File No. 193-2021-0302

Dear Ms. Matteoli:

Integra Realty Resources – Sacramento is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as if vacant of the fee simple interest in the property. As requested, we also estimate the market value as is. The client for the assignment is City of Roseville - Economic Development Department, and the intended use is for establishing the market value of the subject property for marketing purposes.

The subject property represents an existing three-story fire station located at 401 Oak Street, within the city of Roseville, Placer County, California. The improvements were originally constructed in 1971 and contain 32,543± square feet of gross building area (50 year old construction). The improvements are situated within the confines of a single Assessor's parcel encompassing 1.39 acres or 60,597 square feet of land area. As of the date of inspection, the property was vacant and is considered to be at the end of its economic life, offering no contributory value to the property. As will be further discussed, our analysis indicates the value of the underlying land as vacant, less demolition costs, exceeds the value as currently improved. A more detailed legal and physical description of the subject property, as well as related market area characteristics, is contained within the attached report.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of City of Roseville - Economic Development Department.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Value
Market Value As If Vacant	Fee Simple	July 1, 2021	$1,310,000
Market Value As Is	Fee Simple	July 1, 2021	$95,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is 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.

1. The subject property had an underground storage tank, but it has been removed. The appraiser has no knowledge of soil contamination on the property, but is not qualified to detect such substances. The presence of potentially hazardous materials could affect the value of the property. The value estimate is predicated on the assumption there is no such material on or in the property that would cause a loss in value. The demolition estimate provided for use in this appraisal includes the cost of removing/abating the potential hydrocarbon contaminants, if any. It is assumed the estimated cost is adequate to fully remediate any potential contamination. If at a later date it is determined the actual cost was significantly higher/lower, our market value conclusion could be impacted on a dollar-for-dollar basis.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is 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 the purpose of analysis.

1. The subject is improved with a 32,543 square foot fire station. As of the date of inspection, the building was planned for demolition. The estimate of market value is based on the hypothetical condition the improvements have already been demolished and we estimate the market value as if the land is vacant.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results

COVID-19 MARKET CONDITIONS STATUS:

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, created substantial uncertainty in the worldwide

financial markets. At the beginning of the pandemic, through the third quarter of 2020, transaction volume slowed significantly and market data was scarce. After an initial lull in activity, restrictions were eased which resulted in increased sales and leasing activity. On June 15, 2021, the phased re-opening plan in California was disbanded, capacity limits were removed, and the mask mandate was mostly eliminated. The following restrictions for large groups remain in place:

- At outdoor events with more than 10,000 people, the State recommends venues to have a verification of vaccination/negative test in place. Individuals who are not vaccinated can enter if wearing a mask. Note that the verification is a recommendation, not a requirement.

- Indoor venues with 5,000 or more people are required to implement a verification process. Non-vaccinated people who do not show a negative COVID-19 test result cannot enter/attend these indoor events.

During the peak of the pandemic, there was an interruption in collections in nearly all commercial sectors. Most survey respondents suggest this was short-lived, and defaults have declined substantially, essentially being nonexistent at this time. Furthermore, the national unemployment rate reached a peak at 14.8% in April 2020 but has since decreased to 5.8% as of May 2021. Sales and leasing activity are now reaching pre-pandemic levels, and most market participants are optimistic the worst of the pandemic is over.

If there is an unexpected surge in coronavirus cases that leads to renewed shutdowns, the forecasts and projections contained herein may change. Any lingering market impacts will be discussed and supported in the appraisal. Our valuation is based on the best information available as of the effective date of value.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Sacramento

Lance Jordan, MAI
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Ligia Dejeu
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Executive Summary

Address	401 Oak St. Roseville, Placer County, California 95678
Property Type	Land
Owner of Record	City of Roseville
Tax ID	013-290-002
Land Area	1.39 acres; 60,597 SF
Gross Building Area	32,543 SF
Rentable Area	19,000 SF
Percent Occupied	0%
Year Built	1971
Zoning Designation	CMU/SA-DT-7 and CMU/SA-DT-7 & DT-8 - PR/FW, Commercial Mixed-Use/Special Area-Downtown Specific Plan (DT-7 Dry Creek Mixed-Use District) and Commercial Mixed-Use/Special Area - Park and Recreation/Floodway - Downtown Specific Plan (DT-7 & DT-8 (Dry Creek Mixed-Use District & Rover Park
Highest and Best Use - As if Vacant	Hold for future multi-family development (apartments, condominiums and/or senior housing)
Highest and Best Use - As Improved	Demolition of the existing building and hold for future multi-family development
Exposure Time; Marketing Period	9-12 months; 9-12 months
Date of the Report	July 6, 2021

Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Conclusion
Market Value As If Vacant	Fee Simple	July 1, 2021	$1,310,000
Market Value As Is	Fee Simple	July 1, 2021	$95,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Roseville - Economic Development Department may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is 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.

1. The subject property had an underground storage tank, but it has been removed. The appraiser has no knowledge of soil contamination on the property, but is not qualified to detect such substances. The presence of potentially hazardous materials could affect the value of the property. The value estimate is predicated on the assumption there is no such material on or in the property that would cause a loss in value. The demolition estimate provided for use in this appraisal includes the cost of removing/abating the potential hydrocarbon contaminants, if any. It is assumed the estimated cost is adequate to fully remediate any potential contamination. If at a later date it is determined the actual cost was significantly higher/lower, our market value conclusion could be impacted on a dollar-for-dollar basis.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is 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 the purpose of analysis.

1. The subject is improved with a 32,543 square foot fire station. As of the date of inspection, the building was planned for demolition. The estimate of market value is based on the hypothetical condition the improvements have already been demolished and we estimate the market value as if the land is vacant.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results

General Information

Identification of Subject

The subject property represents an existing three-story fire station located at 401 Oak Street, within the city of Roseville, Placer County, California. The improvements were originally constructed in 1971 and contain 32,543± square feet of gross building area (50 year old construction). The improvements are situated within the confines of a single Assessor's parcel encompassing 1.39 acres or 60,597 square feet of land area. As of the date of inspection, the property was vacant and is considered to be at the end of its economic life, offering no contributory value to the property. As will be further discussed, our analysis indicates the value of the underlying land as vacant, less demolition costs, exceeds the value as currently improved. A legal description of the property is within the grant deed, a copy of which is located within the addenda to this report.

Property Identification	
Address	401 Oak St. Roseville, California 95678
Tax ID	013-290-002
Owner of Record	City of Roseville
Census Tract Number	209.01 / 1

Sale History

There have been two sales of the subject in the past three years; a summary of transaction information follows.

	Sale 1	Sale 2
Sale Date	December 14, 2018	March 29, 2021
Seller	City of Roseville	FHP/UDF, LLC
Buyer	FHP/UDF, LLC	City of Roseville
Sale Price	$190,000	$395,554
Recording Instrument Number	2018-0090097	2021-0043573
Comments		The City exercised their option to Repurchase the property from the seller.

It should first be noted, the two transactions noted above both included three parcels totaling 2.16 acres, or 94,435 square feet of land area. This appraisal is only concerned with one of the parcels. The purchase price of the 2018 sale was based on an appraisal conducted in October 2016, with a highest and best use of renovating the property and leasing it to stabilized occupancy. Given the changes in market conditions since 2018, the analysis contained in this appraisal concludes a highest and best use as demolition of the existing improvements and a hold for future multi-family development; thus, explaining the variance. As part of the 2018 sale, the buyer and the seller included an option to repurchase the property and a right of first refusal to purchase the property in the sale agreement.

In March 2021, the City of Roseville exercised their option to repurchase the property. As noted, the sale included a total of three parcels. The purchase price included $45,440 for work the seller performed on the property during the course of their ownership.

Pending Transactions

To the best of our knowledge, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value as if vacant of the fee simple interest in the property as of the effective date of the appraisal, July 1, 2021. As requested, we also estimate the market value as is of the fee simple interest, as of July 1, 2021. The date of the report is July 6, 2021. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

"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:

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

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of As Is Market Value

As is market value is defined as, "The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date."

(Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015); *also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77471)*

Definition of Property Rights Appraised

Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

Intended Use and User

The intended use of the appraisal is for establishing the market value of the subject property for marketing purposes. The client and intended user is City of Roseville - Economic Development Department. The appraisal is not intended for any other use or user. No party or parties other than City of Roseville - Economic Development Department may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;
- Appraisal guidelines of City of Roseville - Economic Development Department.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have previously appraised the property that is the subject of this report for the current client. We have provided no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

As will be shown in our analysis, the value of the underlying land as vacant, less demolition costs, exceeds the value of the property as currently improved. Thus, in accordance with our opinion of highest and best use of the property, we only value the underlying land, less demolition costs. For the analysis, we use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because the improvements have reached the end of their economic life and do not contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income, in its current state, at a level that would contribute to value at or above the value of the underlying land less demolition costs.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Ligia Dejeu conducted an exterior inspection on July 1, 2021. Lance Jordan, MAI, participated in the valuation and reviewed this report.

Economic Analysis

Area Analysis – Sacramento MSA

Introduction

The Sacramento MSA is comprised of four counties – Sacramento, Placer, El Dorado and Yolo – and spans from the Sacramento River Delta in the west to the Sierra Nevada mountain range in the east. It represents portions of two key regions in California – the Central Valley and the Sierra Nevada mountains. The Sacramento MSA is the most populous metropolitan area in the Central Valley and the fifth-largest in the state of California. The region's largest city, Sacramento, is the State Capital and the seat of government for Sacramento County. Sacramento is located approximately 385 miles north of Los Angeles, 500 miles south of Oregon, 85 miles northeast of San Francisco, 105 miles west of South Lake Tahoe, and 135 miles southwest of Reno, Nevada. The region has relatively stable seismic conditions, especially compared to the San Francisco Bay Area and Southern California. Sacramento and adjoining cities rank among the lowest in the state for the probability of a major earthquake.

Population

The region has a population of over 2.37 million and has grown at an average rate of 1.1% per year for the past five years. The following table illustrates recent population trends for each county in the region. The figures are estimated as of January each year.

Population Trends

County	2015	2016	2017	2018	2019	2020	%/Yr
Sacramento	1,481,751	1,496,385	1,512,721	1,527,132	1,541,301	1,555,365	1.0%
Placer	371,264	376,508	383,598	389,387	395,978	403,711	1.7%
El Dorado	182,540	183,684	185,147	188,185	190,018	193,227	1.2%
Yolo	210,801	215,016	218,039	219,990	220,896	221,705	1.0%
Total	**2,246,356**	**2,271,593**	**2,299,505**	**2,324,694**	**2,348,193**	**2,374,008**	**1.1%**

Source: California Department of Finance

Placer and El Dorado Counties have led the region with growth of 1.7% and 1.2% per year, respectively. Most of this growth has occurred in the cities of Roseville, Rocklin, Lincoln and El Dorado Hills. The region's growth is attributed in large to in-migration of residents from other locations.

The population in the region is expected to continue growing. According to the California Department of Finance, the population in the Sacramento MSA is projected to increase to around 2,601,607 by 2030 and 2,914,939 by 2050. The region's growth is expected to outpace the growth of most other metropolitan areas in California, as well as the state as a whole.

Employment & Economy

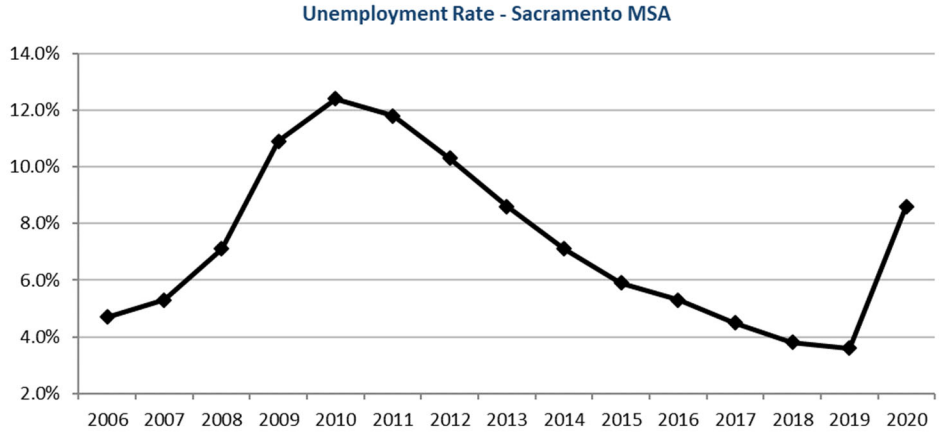
Historically, the Sacramento region has been one of the more stable employment centers in California, with a significant number of jobs in State government. The California Employment Development Department has reported the following employment data for the Sacramento MSA over the past five years.

Employment Trends

	2015	2016	2017	2018	2019	2020
Labor Force	1,052,800	1,068,400	1,075,300	1,089,600	1,101,000	1,087,700
Employment	991,200	1,011,900	1,026,400	1,048,200	1,061,400	993,900
Job Growth	20,900	20,700	14,500	21,800	13,200	(67,500)
Unemployment Rate	5.9%	5.3%	4.5%	3.8%	3.6%	8.6%

Source: California Employment Development Department

For most areas within the state and nation, including the Sacramento MSA, unemployment declined from 2004 through 2006, increased from 2007 to 2010, and declined between 2011 to 2019. Unemployment spiked in April 2020 as a result of COVID-19 business closures and, although it gradually declined as restrictions were relaxed, it remained elevated through 2020. A depiction of the unemployment rate trend since 2006 is provided below.



Source: California Employment Development Department

The region experienced a significant decline in jobs in 2009, but the rate of decline moderated in 2010, and job growth was positive in each year from 2011 through 2019. Prior to the coronavirus outbreak, unemployment rates had been at historical lows in recent years. The 2017 unemployment rate of 4.5% was the lowest experienced since 2001 and the 2018 and 2019 rates further decreased, closing out 2019 with an average rate of 3.6%. However, this downward trend has shifted as a result of the current COVID-19 crisis. In an effort to prevent the spread and impact of the virus, statewide public health Stay-At-Home orders were on March 19th, which directed residents to stay at home except to perform essential activities necessary for the health and safety of individuals and their families. These unprecedented measures left just "essential" businesses open. The closure of non-essential businesses has had a significant impact on employment, with some sectors of the workforce impacted more significantly than others.

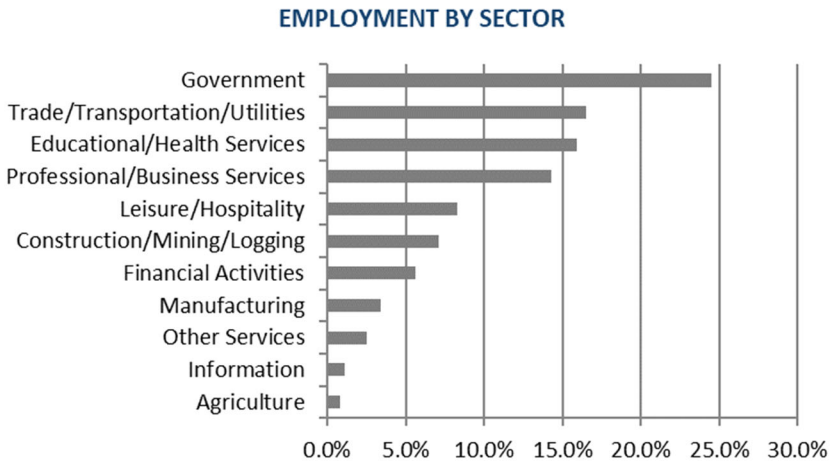
The average annual unemployment rate in the Sacramento MSA was 3.6% in 2019 and remained in the 3.8%-4.8% range during the first quarter 2020. However, the California Employment Development Department reported an unemployment rate of 14.0% in April 2020 and 13.6% in May 2020. As of December 2020, the rate has dropped to 7.9%, which is above the year ago estimate of 3.2%. This

compares to rates of 8.8% for California and 6.5% for the nation in December 2020. The average annual unemployment rate was 8.6% in 2020.

It was reported 71,500 jobs were lost year-over-year as of December 2020, a 6.9% decline. The greatest job loss was in the Leisure/Hospitality sector with 28,400 jobs lost, followed by the Educational/Health Services sector with 15,700 jobs lost and Other Services with 10,400 jobs lost.

The local economy has transitioned from a government and agricultural center to a more diverse economy. Growing industries in the region include healthcare, technology, clean energy and life sciences. The region is a western hub for data processing, customer call centers and other corporate back office support activities. However, the Sacramento market is also largely dependent on the services sector and, as a result, it may be impacted more significantly by the economic disruption caused by COVID-19. The degree of impact will depend at some level on local, state and federal government economic responses and relief aid.

The following chart indicates the percentage of total employment for each sector within the region as of December 2020.



Source: California Employment Development Department

The region's largest employment sectors are Government, Trade/Transportation/Utilities (including retail and wholesale trade), Educational and Health Services, and Professional and Business Services. Government jobs account for 24.5% of total employment in the region. This percentage has declined in the past couple of decades – government employment was near 30% of the total in 1990. Major government employers include the State of California, U.S. Government, Sacramento County, University of California – Davis and Elk Grove Unified School District. The region's largest private sector employers are listed in the following table.

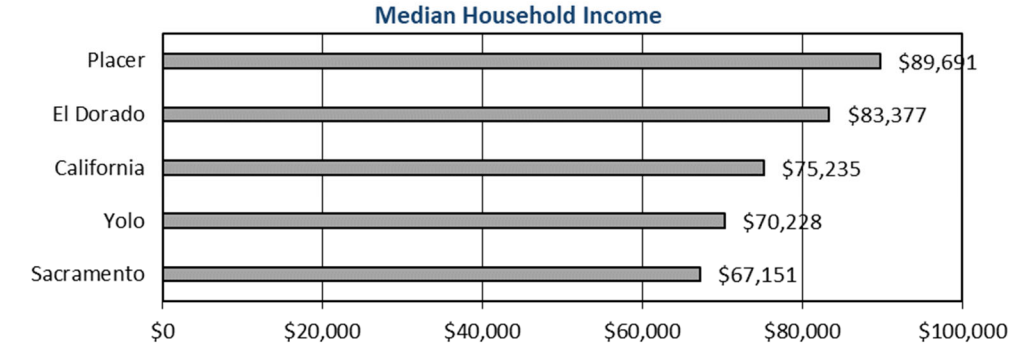
Largest Private-Sector Employers

	Employer	Industry	Employees
1	Kaiser Permanente	Healthcare	23,485
2	Sutter Health	Healthcare	18,947
3	Dignity Health (formerly Mercy)	Healthcare	9,033
4	Intel Corp.	Semiconductors	6,200
5	Raley's	Grocery	5,915
6	Apple, Inc.	Technology / Warehou	5,000
7	Amazon - Sacramento Fulfillment Center	Retail / Distribution	4,500
8	Safeway	Grocery	4,242
9	Adventist Health System/West	Healthcare	3,646
10	Health Net, Inc.	Healthcare Plans	3,227

Source: Sacramento Business Journal, Book of Lists - Sacramento Area Largest Private-Sector Employers, July 2020

Household Income

Median household income represents a broad statistical measure of well-being or standard of living in a community. The median income level divides households into two equal segments with one half of households earning less than the median and the other half earning more. The median income is considered to be a better indicator than the average household income as it is not dramatically affected by unusually high or low values. The following chart illustrates the median household income (in 2019 inflation-adjusted dollars) for each county in the region, as well as the state of California.



Source: U.S. Census Bureau, QuickFacts

Placer and El Dorado Counties exhibit the highest income levels in the Sacramento region. Household incomes in these counties are among the highest in California.

Transportation

A significant strategic advantage of the Sacramento region is its proximity to large markets and its transportation accessibility to these markets provided by extensive highway, rail, water and air systems.

The Sacramento region has over 800 miles of maintained state highways. The hub of freeways in the region makes the Sacramento area a good center for freight distribution. U.S. Highway 50, Interstate 80, and the Capital City Freeway are the principal routes for commuters living in the densely populated eastern suburbs. Commuters from the north and south of Sacramento travel on Interstate 5 and State Highway 99. State Highways 65 and 70 link Placer County to Yuba and Sutter Counties to the north. Interstate 5 provides a direct route to Redding, Oregon and Washington to the north and Los Angeles to the south. Interstate 80 extends travel to Nevada and Utah to the east and the San Francisco Bay Area to the west. Lake Tahoe and Nevada are accessible within a couple hours traveling east on U.S. Highway 50, which originates in Sacramento. State Highway 99 provides access from the upper Sacramento Valley through the San Joaquin Valley to the south.

The main public transit system in the Sacramento area is operated by Sacramento Regional Transit District (SacRT), with additional service provided by other local public and private transit operators. SacRT covers nearly 400 square miles and transports approximately 23 million passengers annually by means of 205 buses, 23 shuttle vans and 97 light rail vehicles. Light Rail began operation in 1987 along a two-pronged route linking Downtown Sacramento with populous suburbs to the east and north. In 2003 and 2004, SacRT completed extensions to the Meadowview area in South Sacramento (Blue Line) and Sunrise Boulevard in Rancho Cordova (Gold Line). In 2005, an eastward extension to the city of Folsom was completed. In 2012, SacRT completed the first phase of the Green Line to the Airport light rail extension with the opening of the Green Line to the River District. This 1.1-mile light rail extension to the north connected Downtown Sacramento to the River District. In August 2015, SacRT opened the second phase of the Blue Line project, extending the line 4.3 miles south to Cosumnes River College.

The Sacramento region has access to a number of railroads. The north-south and east-west main lines of the Union Pacific Railroad intersect in Sacramento; Sacramento also has access to the Burlington Northern Santa Fe Railway as a result of the merger of Union Pacific and Southern Pacific in 1996. Union Pacific's major freight classification facility for Northern California, Nevada and Oregon is located in Roseville (Placer County). Amtrak provides daily passenger service from Sacramento. The Capital Corridor system provides high-speed commuter rail service from Roseville to San Jose.

The region has good water transportation capabilities. The Port of Sacramento is a deep-water port located 79 miles northeast of San Francisco in the city of West Sacramento, serving ocean-going vessels handling a variety of cargo types. The 30-foot depth of the channel, along with extensive rail and truck cargo handling facilities, make the Port highly productive for long distance shipping. The Port is equipped for handling bulk cargo and some agricultural and forest products.

Finally, the region includes several air transport facilities. Most notably, Sacramento International Airport is served by 12 passenger carriers and numerous cargo carriers. Major expansions of the terminals and parking facilities were completed between 2004 and 2012. In 2017, 10.9 million passengers traveled through Sacramento International Airport; 12.05 million passengers traveled in 2018, and 13.17 million passengers traveled in 2019. Service declined significantly in 2020 as a result of the coronavirus outbreak and restrictions on travel, with an estimated 5.58 million passengers. The region is also served by Sacramento Executive Airport, Lincoln Regional Airport, McClellan Airfield, Mather Airport (the latter two being former Air Force Bases) and several smaller airports and airfields.

Recreation & Culture

The Sacramento region offers innumerable recreational and cultural opportunities. The American River Parkway offers 5,000 acres of recreation area along both sides of the river for 30 miles, with Folsom Lake situated at the eastern end. The Sacramento-San Joaquin Delta has over 1,000 miles of waterways. The rivers and lakes within the Sacramento Area offer boating, fishing and water-skiing opportunities. In addition, numerous parks and golf courses are located throughout the region. Professional sports teams in Sacramento include an NBA team (the Sacramento Kings) and a Triple-A minor league baseball team (the River Cats).

Cultural attractions in the region include the Old Sacramento Historic District, California State Railroad Museum, Crocker Art Museum, Historic Governor's Mansion, Sutter's Fort State Historic Park and Sacramento Zoo. Sacramento is home to several theaters and performing arts centers offering world-class shows. Annual events in Sacramento include the California State Fair and the Music Circus.

In terms of higher education, the region's largest universities are the University of California Davis and California State University, Sacramento. Six community colleges are located in the region, including Sierra College, American River, Cosumnes River, Folsom Lake, Sacramento City and Woodland Community College. Several private colleges are located in the area, as well as satellite campuses of colleges headquartered elsewhere. The region also contains numerous vocational schools.

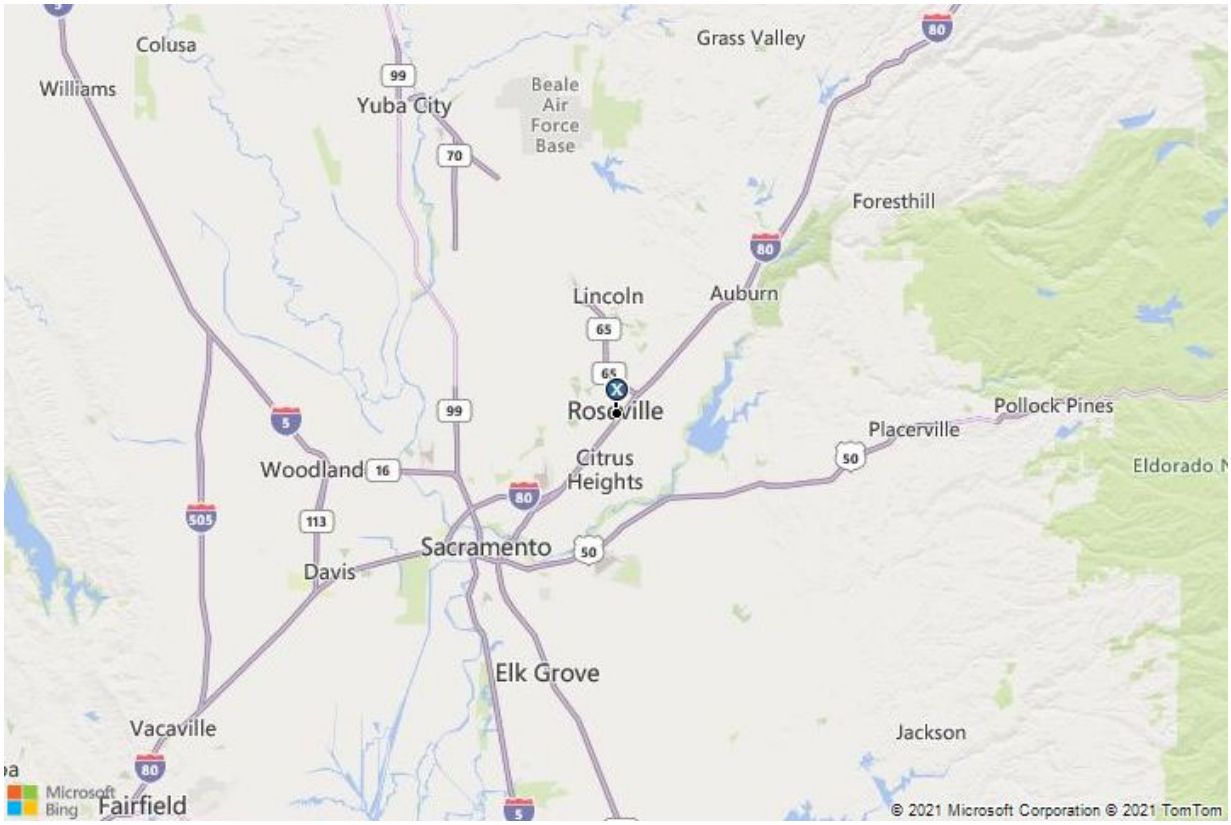
Other recreational and cultural opportunities are available within a short drive of the Sacramento area. To the west are the San Francisco Bay Area, the Napa Valley wine country, the coastal redwood forests, and the beaches of the Pacific Ocean. To the east are Lake Tahoe and the Sierra Nevada Mountains, which are home to more than a dozen snow-skiing resorts. Legalized casino gambling is available in Nevada, as well as several tribal casinos in the Sacramento region.

Conclusion

The Sacramento region is the fifth-largest metro area in California, with average population growth of 1.1% per year over the past five years. The area's advantages include a diverse economy, mild climate, seismic stability, ample recreational and cultural opportunities, and expansive transportation systems. Further, the region offers greater affordability compared to the Bay Area and Southern California.

In recent years, market and economic conditions have been strong, with unemployment rates falling to historical lows. However, employment conditions declined sharply in April 2020 following stay-at-home mandates and business closures in response to the COVID-19 pandemic. Market and economic conditions have since improved, but some uncertainty remains in the near term as policies aimed at financial relief and resuming business operations continue to be developed and implemented. The historical stability of the local economy and emergence from past recessions bodes well for the long-term outlook for the region.

Area Map


Colusa
Williams
Yuba City
Beale Air Force Base
Grass Valley
Foresthill
Lincoln
Auburn
Roseville
Pollock Pines
Placerville
Citrus Heights
Woodland
Sacramento
Davis
Elk Grove
Vacaville
Fairfield
Jackson
Microsoft Bing
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Surrounding Area

Introduction

This section of the report provides an analysis of the observable data that indicate patterns of growth, structure and/or change that may enhance or detract from property values. For the purpose of this analysis, a neighborhood is defined as “a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.

Neighborhood Boundaries

The boundaries of a neighborhood identify the physical area that influences the value of the subject property. These boundaries may coincide with observable changes in prevailing land use or occupant characteristics. Physical features such as the type of development, street patterns, terrain, vegetation and parcel size tend to identify neighborhoods. Roadways, waterways and changing elevations can also create neighborhood boundaries.

The subject property is located within the downtown area of the City of Roseville. The subject’s neighborhood can generally be described as Interstate 80 to the east, Douglas Boulevard to the south, Foothills Boulevard to the west, and Pleasant Grove Boulevard to the north.

Access and Linkages

The subject property is located along the southeast side of Oak Street, north of Douglas Boulevard. Primary neighborhood thoroughfares in the subject’s vicinity include Washington Boulevard, Main Street, Church Street, Atlantic Street, Douglas Boulevard and Riverside Avenue. The latter three thoroughfares connect with Interstate 80 within two miles of the subject. Interstate 80 is a major east-west freeway connecting the area with Sacramento and San Francisco to the west and Reno, Nevada to the east. South of the subject property are railroad tracks used by Union Pacific for freight transport and Amtrak for passenger transport. The Union Pacific Rail yards are located south of the subject, east of Foothills Boulevard. Amtrak’s passenger rail station is located on Pacific Street in Downtown Roseville southwest of the subject and provides daily service to Sacramento, Davis, Martinez, and Emeryville to the west; to the east, the trains connect with Colfax, Truckee and Reno and ultimately reach Chicago, Illinois.

Public transportation in the neighborhood is available via Placer County Transit (PCT), a regional bus system that serves Roseville, Granite Bay, Loomis, Rocklin, Auburn, and Colfax. Currently, the PCT has a free transfer agreement with all of the Sacramento Regional Transit buses and trains.

Demographic Factors

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics

2021 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Placer County, CA	Sacramento MSA
Population 2010	13,902	104,744	281,026	348,432	2,149,127
Population 2021	13,907	113,115	312,240	402,773	2,383,795
Population 2026	14,034	116,878	324,389	421,090	2,470,060
Compound % Change 2010-2021	0.0%	0.7%	1.0%	1.3%	0.9%
Compound % Change 2021-2026	0.2%	0.7%	0.8%	0.9%	0.7%
Households 2010	5,521	40,142	104,312	132,627	787,667
Households 2021	5,788	44,011	115,908	154,777	866,097
Households 2026	5,925	45,667	120,455	162,359	896,343
Compound % Change 2010-2021	0.4%	0.8%	1.0%	1.4%	0.9%
Compound % Change 2021-2026	0.5%	0.7%	0.8%	1.0%	0.7%
Median Household Income 2021	$57,635	$83,477	$88,248	$95,620	$79,233
Average Household Size	2.3	2.6	2.7	2.6	2.7
College Graduate %	25%	34%	35%	40%	34%
Median Age	40	40	39	43	38
Owner Occupied %	49%	58%	65%	71%	61%
Renter Occupied %	51%	42%	35%	29%	39%
Median Owner Occupied Housing Value	$369,669	$442,132	$457,183	$563,277	$463,200
Median Year Structure Built	1967	1986	1990	1994	1983
Average Travel Time to Work in Minutes	25	27	29	30	30

Source: Environics Analytics

As shown above, the current population within a 3-mile radius of the subject is 113,115, and the average household size is 2.6. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Placer County overall, the population within a 3-mile radius is projected to grow at a slower rate.

Median household income is $83,477, which is lower than the household income for Placer County. Residents within a 3-mile radius have a lower level of educational attainment than those of Placer County, while median owner occupied home values are considerably lower.

Land Uses

The subject neighborhood contains a mix of residential, commercial and community uses. The neighborhood is estimated to be over 90% built-out. The immediate vicinity of the subject represents the Downtown/Historic Old Town District of Roseville. Downtown is located south of the railroad tracks primarily along the Vernon Street corridor, while, Historic Old Town is located north of the railroad tracks and is bounded by Main Street to the north, Pacific Street to the south, Washington Boulevard to the west and Lincoln Street to the east.

The subject's immediate area and just north, has enjoyed recognition as a revitalized historic commercial district and benefits from its proximity to significant mature and new residential development, as well as regional transportation routes. The subject's neighborhood is primarily composed of mature retail development with supporting residential and office development interspersed throughout. The residential development in the neighborhood is generally targeted

toward median-income buyers and is primarily located south and west of the subject property. The quality and condition of the homes in the subject's neighborhood are considered average relative to other areas of Roseville.

In order to support private and public investment in the area, the City of Roseville has focused on several public improvement projects that will benefit the subject neighborhood. Additionally, the City has been actively working on the Downtown Vernon Street and Historic Old Town Specific Plan Project, which will help implement the Downtown Vision created by planners in early 2006. The Roseville City Council adopted the Downtown Specific Plan on April 1, 2009. The project area is 160 acres and includes Vernon Street, Historic Old Town, Royer Park, Dry Creek and the Oak Street/ Douglas corridor. The goals of the project are to improve connectivity within Downtown as well as between Downtown and its surroundings; identify land uses and development standards responsive to market opportunities and that facilitate quality architecture and urban design; reinforce identity through the establishment of character districts and gateway elements; create and enhance public places that support community activity, spirit and involvement; and promote arts, culture, heritage, entertainment and education.

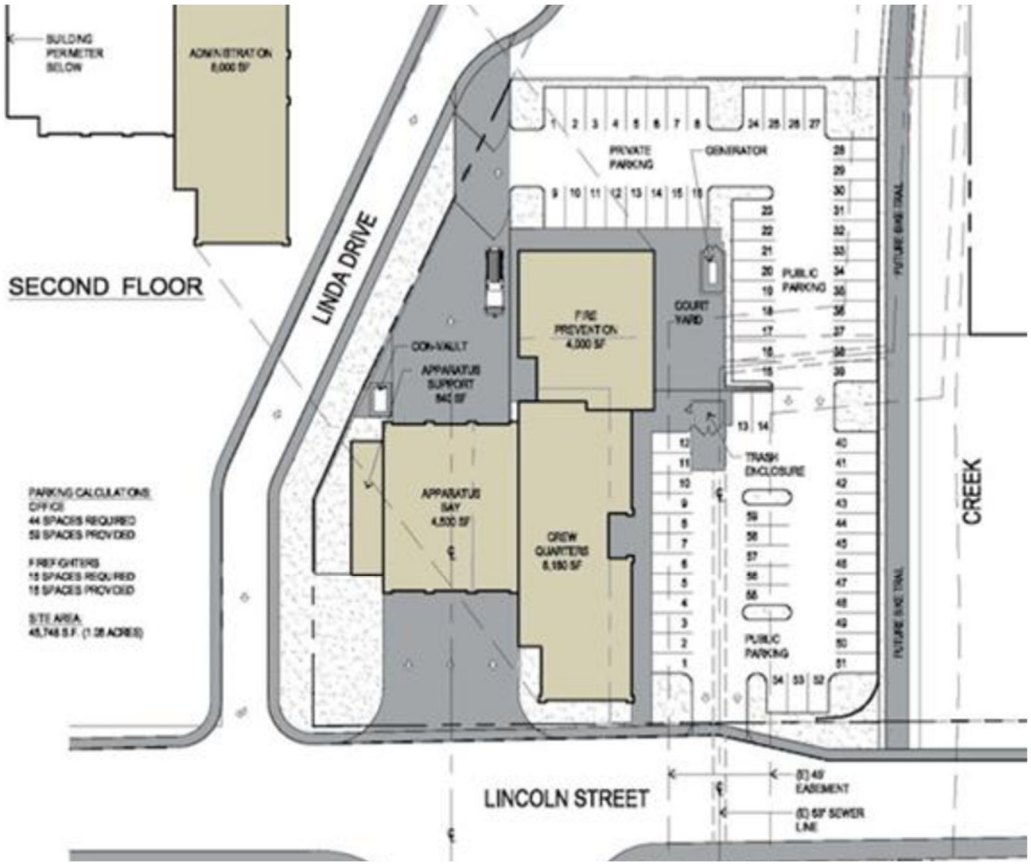
Two prominent structures that have been completed along Vernon Street in Downtown Roseville are the Civic Plaza Office Complex and Parking Garage project. These developments are located between Vernon and Oak Streets at Grant Street. The parking portion was completed in 2007 and is a five-level, approximately 550-space free public parking garage. The parking facility also includes 5,000 square feet of ground floor retail space fronting Vernon Street that is occupied by Roseville Arts. As the neighborhood's first multi-level parking facility, this structure was constructed to meet parking demands and provide supplementary parking inventory into the future. The Civic Plaza Office Complex consists of a four-story, 50,000± square foot office building with ground floor retail space located at 116 S. Grant Street. Construction of this building was ultimately completed to warm shell condition in early 2016. The building remained vacant for several years before the Roseville City Council approved the purchase of the property in December 2019 and will be partially occupied by the City utility Roseville Electric.

The Vernon Street Town Square project commenced construction in August 2012 and was completed in August 2013. The Vernon Street Town Square is located adjacent to the Roseville Civic Center and is bordered by Oak, S. Grant, and Vernon Streets. The purpose of the Town Square project was to provide a public space that can accommodate a variety of events and activities year-round. The space provides landscaping and lighting, event amenities (stage, convertible spaces, etc.), an interactive water fountain, signage and other improvements. The total cost was estimated at $4.5 million. Current events include, but are not limited to, free concerts, Wine down at Town Square, Comedy Night, Movie Night Sing-Along, Food Truck Mania and Friday Flicks.

Another four-story, 83,000± square foot mixed-use building (ground floor retail and office on the upper floors) was completed in late 2016. The building is located at 316 Vernon Street and replaces the old city hall building. The new building houses a large portion of the city staff and adult education/continuing education classes for Sierra College. Construction of a second parking garage at the corner of Oak and Washington Streets was completed and opened for operation in mid-June 2018. This garage has seven-stories with 429 parking spaces, bringing the total garage parking to nearly 1,000 spaces.

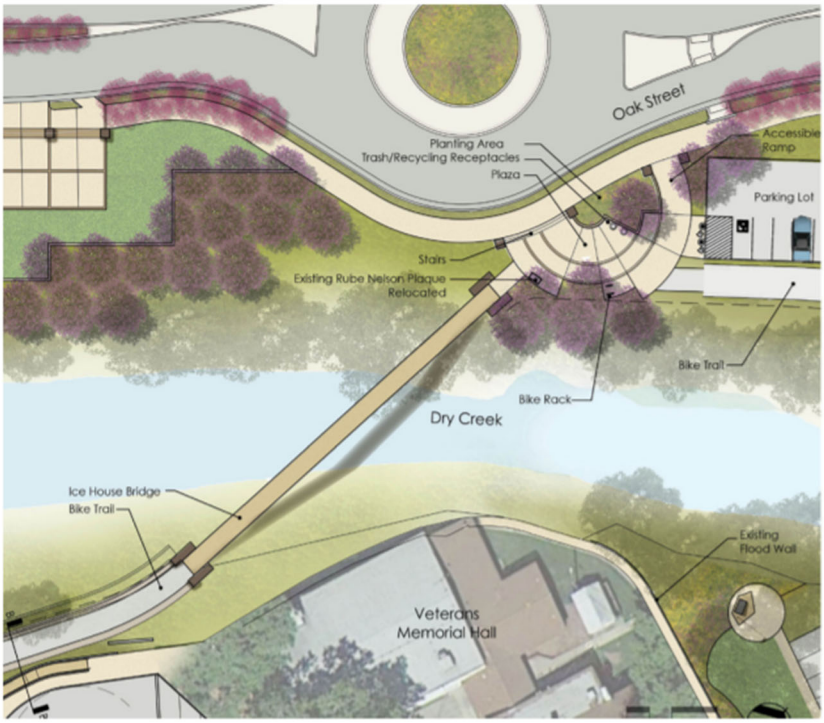
Other recently completed and proposed projects include the construction and relocation of the existing fire station from 401 Oak Street to the corner of Oak and Lincoln Streets, the Bridges and Trail project, The Lohse Apartments and a more recently proposed project in the historic downtown Roseville area, Junction Crossing. A summary description (some *verbatim* from city documents) as to what is proposed, and some design drawings are as follows:

- *"The relocation of Fire Station #1 from the intersection of S. Grant Street and Oak Street will provide an approximately 3-acre development site. Integrated into the development is a creek walk intended to connect Douglas Blvd. to the current Icehouse bridge location. From there you will be able to gain access to the fully completed bike trail system that will take you all the way out to Sierra College Blvd. This level of development will then help to activate the Downtown! As part of the Downtown Specific Plan the relocation of Fire Station No. 1 was supported by the community. An evaluation of where to site a new station was performed and the intersection of Oak and Lincoln Street was selected."* Construction of the new fire station is completed and opened in June 2018.

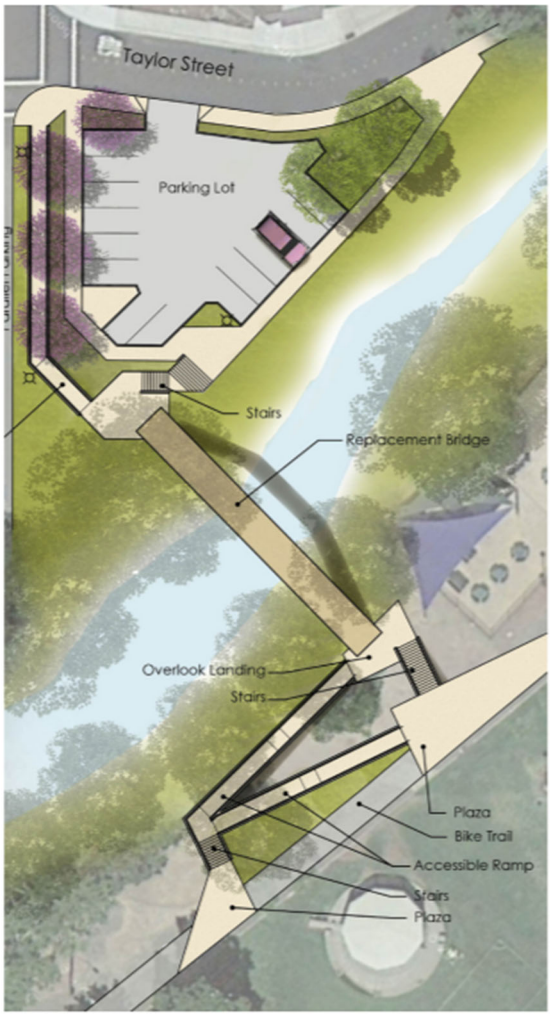


- *"The Downtown Bridges and Trails Project continues implementation of that vision by providing three important bridge connections across Dry Creek and continuation of the Dry Creek/Miners Ravine trail system. The project implements the Downtown Vision by improving connections between Royer Park and the Vernon Street/ Town Square area, and by closing the gap in the Class I trail system."* As of September 2019, construction of all three bridges was completed.

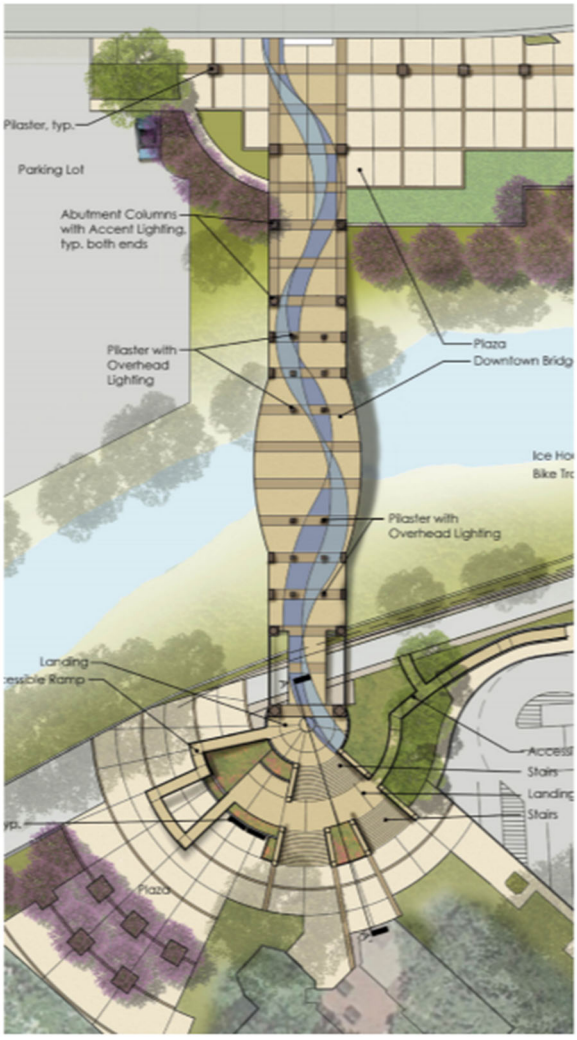
Rotation of the Rube Nelson Ice House Bridge and Extension of the Class I Trail



Replacement of the Library Bridge



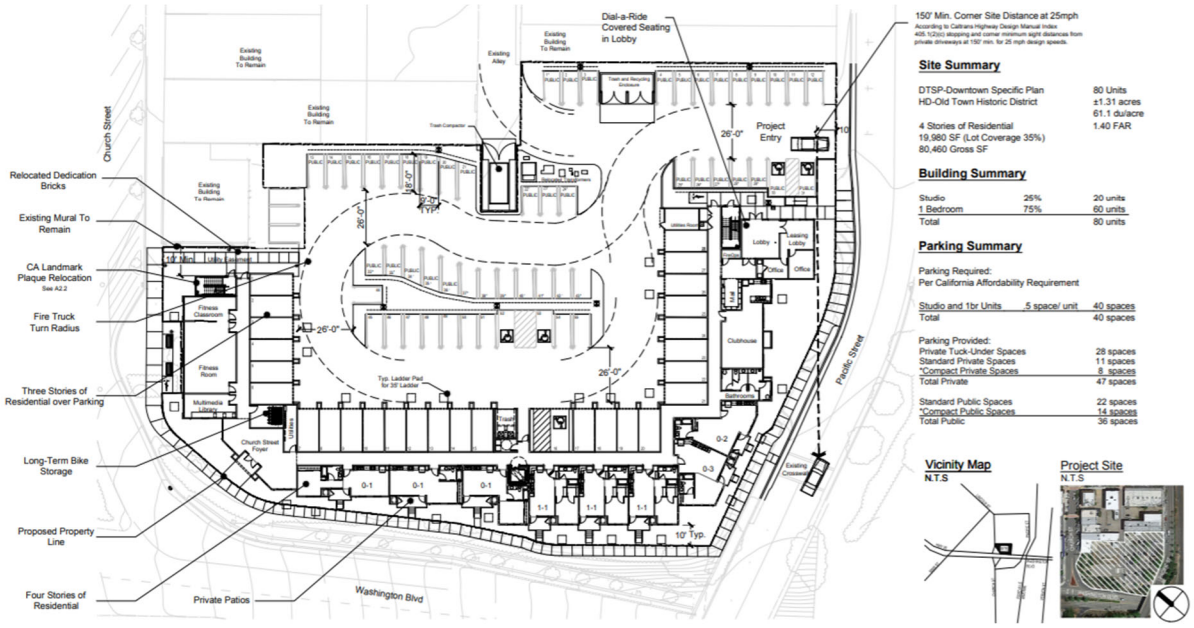
New Downtown Pedestrian Bridge to Royer Park



- The Lohse Apartments: The Lohse Apartments is a four-story, mixed-use project located at 623 Vernon Street. The project includes 58 affordable housing units with approximately 2,900 square feet of ground-floor retail space. The property also includes 60 underground and four surface parking spaces. Project amenities include a community room, computer area, lounge area and laundry room and outdoor play facilities in a central courtyard. The project is comprised of one-, two- and three-bedroom units ranging in size from 557 to 1,095± square feet. The project was developed by Mercy Housing California and was primarily funded through affordable housing tax credits. The project was completed and held its grand opening in early 2019.

- Junction Crossing: *"The applicant requests approval of a Minor Design Review Permit to allow a four-story, approximately 80,460 square foot, 80-unit affordable multi-family residential building, with associated parking for St. Anton's Communities. A Tentative Subdivision Map is also requested to allow the merging and resubdivision of 11 parcels, totaling approximately 1.38 acres, into two parcels (Parcel 1 = 0.07 acres, Parcel 2 = 1.31 acres), with right-of-way abandonments and dedications, consistent with Government Code Section 66499.20.2."*

JUNCTION CROSSING


Dial-a-Ride Covered Seating in Lobby
150' Min. Corner Site Distance at 25mph
Site Summary
DTSP-Downtown Specific Plan 80 Units
HD-Old Town Historic District ±1.31 acres
61.1 du/acre
4 Stories of Residential 1.40 FAR
19,980 SF (Lot Coverage 35%)
80,460 Gross SF
Building Summary
Studio 25% 20 units
1 Bedroom 75% 60 units
Total 80 units
Parking Summary
Parking Required:
Per California Affordability Requirement
Studio and 1br Units .5 space/ unit 40 spaces
Total 40 spaces
Parking Provided:
Private Tuck-Under Spaces 28 spaces
Standard Private Spaces 11 spaces
*Compact Private Spaces 8 spaces
Total Private 47 spaces
Standard Public Spaces 22 spaces
*Compact Public Spaces 14 spaces
Total Public 36 spaces
Vicinity Map
N.T.S
Project Site
N.T.S
Church Street
Pacific Street
Washington Blvd
Project Entry
Relocated Dedication Bricks
Existing Mural To Remain
CA Landmark Plaque Relocation
Fire Truck Turn Radius
Three Stories of Residential over Parking
Long-Term Bike Storage
Proposed Property Line
Four Stories of Residential
Private Patios

- Main Street Plaza: A 65-unit affordable housing project located at the intersection of Washington Boulevard and Main Street. The project will offer one-, two- and three-bedroom unit types. Construction commenced in the first quarter of 2019 and the project was completed in March 2021.

The following map illustrates the projects discussed and their location in relation to the subject.

Note: Subject is identified by the red star

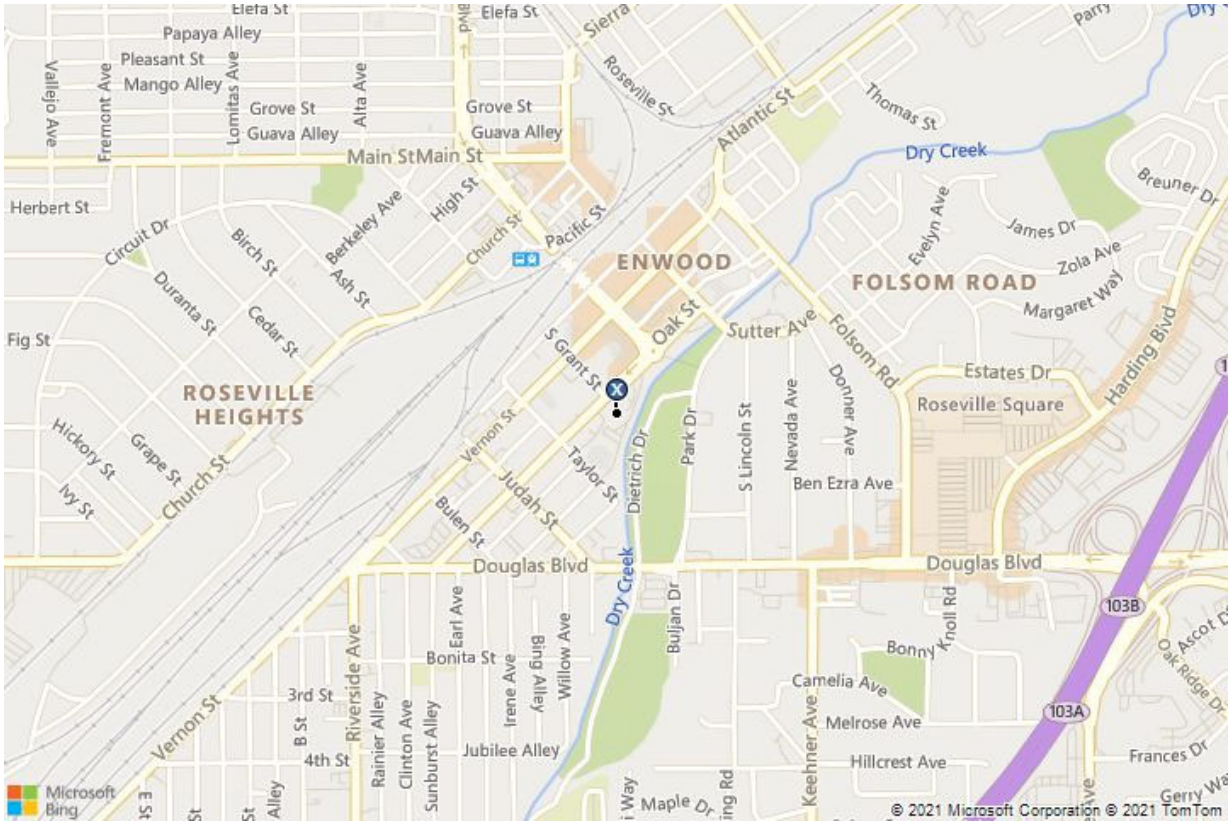
Community Uses

There are several community uses in the neighborhood, such as schools, churches, parks, and recreational and cultural facilities. Parks near the subject property include William L. Taylor Park to the east and Royer Park to the south. The subject is also proximate to numerous religious facilities of various faiths. Bradford Woodbridge Fundamental Elementary School is located northwest of the subject and Roseville High School is located northeast of the subject. Additionally, the Placer County Fairgrounds and All American Speedway are located to the northwest.

Outlook and Conclusions

In summary, a balance of residential and supporting commercial and community uses characterize the area. The historic and downtown Roseville areas are experiencing some revitalization of older properties and redevelopment and these trends are expected to continue for the next few years.

Surrounding Area Map

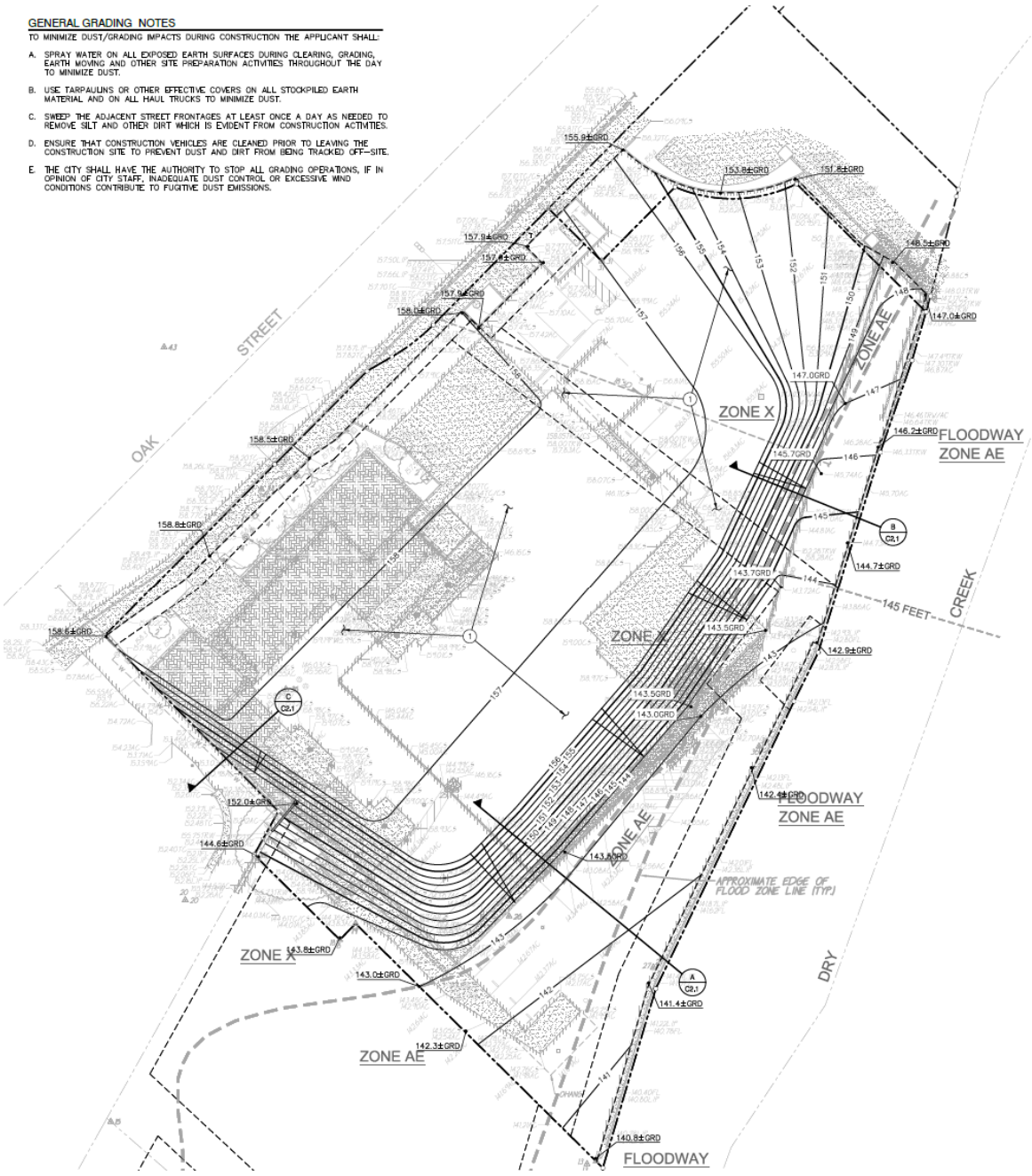


Property Analysis

Land Description and Analysis

Land Description	
Land Area	1.39 acres; 60,597 SF
Source of Land Area	Public Records
Primary Street Frontage	Oak
Shape	Irregular
Corner	No
Topography	Gently Sloping
Drainage	No problems reported or observed
Environmental Hazards	No problems reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	06061C-1031H
Date	November 2, 2018
Zone	X and AE
Description	Outside of 500-year floodplain and within 100-year floodplain
Insurance Required?	Yes
Zoning; Other Regulations	
Zoning Jurisdiction	City of Roseville
Zoning Designation	CMU/SA-DT-7 and CMU/SA-DT-7 & DT-8 - PR/FW
Description	Commercial Mixed-Use/Special Area-Downtown Specific Plan (DT-7 Dry Creek Mixed-Use District) and
Legally Conforming?	Appears not to be legally conforming
Zoning Change Likely?	No
Purpose and Permitted Uses	The subject is located in the Downtown Specific Plan area. The purpose of the Downtown Specific Plan is to direct public and private development consistent with the community vision for the downtown specific plan area. Redevelopment within the older areas of the City of Roseville presents unique development challenges. The Downtown Specific Plan Downtown Code is therefore a comprehensive document that provides detailed performance criteria and development standards that are intended to facilitate development while recognizing the area's unique character. The subject is located within the Dry Creek Mixed-Use district (DT-7), which is a Commercial Mixed-Use zone. The Commercial Mixed-Use zones are intended to promote a variety of commercial and higher intensity residential uses and the flexible siting of other uses that are typically considered to be compatible with commercial development. It is the intent of the CMU zoning district to establish a mix of uses, which will be accompanied by overlay zones, to ensure that commercial and higher intensity residential uses will be successfully integrated into desirable, cohesive mixed use districts. A portion of APN 013-290-002 is also located within the Royer Park District (DT-8), which is not considered as a formal "development district", but is intended to be a recreational space for the Downtown and the entire community. Uses within this district are meant to provide the public with a diversity of recreational opportunities. The SA, special area district is an overlay district which allows modification of the underlying general district regulations (including both permitted use types and development standards) by reference to regulations adopted either in a specific plan, which applies to the property so classified, or in the ordinance rezoning the property so classified. Principally permitted uses in the Dry Creek Mixed-Use district include mixed-use, retail, restaurants, public/quasi-public, offices, multifamily residential, live/work space and public markets.
Minimum Lot Area	Defined by development design
Maximum Building Height	4-story/60 feet
Maximum Floor Area Ratio	3.5
Parking Requirement	Varies by land use
Other Land Use Regulations	None
Utilities	
Service	Provider
Water	City of Roseville
Sewer	City of Roseville
Electricity	City of Roseville
Natural Gas	PG&E

A portion of the subject is located either within a floodplain zone (Zone AE) and there are moderate restrictions placed on potential development. The following map depicts the areas of the subject located within the floodplain.



The portion of the property located within the floodplain could be developed with restrictions, such as elevated structures with piers or pylons to allow water to flow through. Any development in this area must be approved by FEMA and the City of Roseville. Generally speaking, the City of Roseville has higher standards for development within the floodplain than FEMA.

The following table provides a breakdown of total land area and the area outside and within the floodplain.

Land Area Summary						
Tax ID	Total SF	Flood Zone X SF	Flood Zone AE SF	Total Acres	Flood Zone X Acres	Flood Zone AE Acres
013-290-002	60,597	56,171	4,470	1.39	1.29	0.10

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

Easements, Encroachments and Restrictions

The subject is encumbered by various easements and restrictions. Below is a description of the known easements encumbering the property.

Flood Zone Restriction

A portion of the subject property is located within a flood zone and is subject to the City of Roseville's Flood Damage Prevention Ordinance, which regulates structures and portions of structures not located at least two feet above the base flood elevation. The current base flood elevation plus two feet is 145 feet. Certain portions of the subject structure are below 145 feet and a deed restriction was recorded against the property (at the time of the 2018 sale) that limits the use of the part of the structure located below 145 feet to the parking of vehicles, building access and storage. The deed restriction runs with the land and sets specific restrictions concerning the structure, including use, repair, maintenance, and/or improvement of the property. The Declaration of Restrictions shall remain in full force and effect until the structure is demolished, destroyed, or otherwise ceases to exist. The Declaration does not apply to structures constructed on the property after the date of execution of the Declaration.

Other Easements

We were not provided a current title report to review. We are not aware of any other easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Seismic Hazards

According to the Seismic Safety Commission, the subject is located within Zone 3, which is considered to be the lowest risk zone in California. There are only two zones in California: Zone 4, which is assigned to areas near major faults; and Zone 3, which is assigned to all other areas of more moderate seismic activity. In addition, the subject is not located in a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 (revised January 1994) of the California Department of Conservation, Division of Mines and Geology.

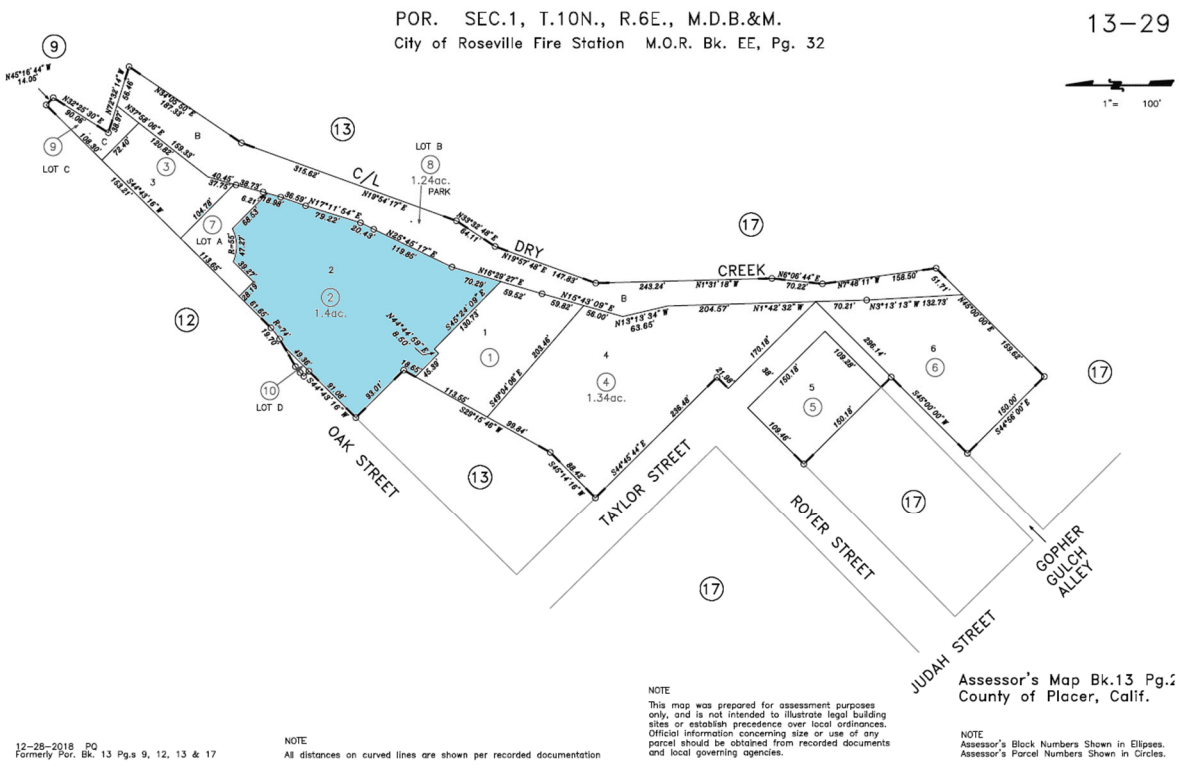
Conclusion of Land Analysis

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. We are not aware of any other particular restrictions on development.

Aerial View

Source: Google Maps

Parcel Map


POR. SEC.1, T.10N., R.6E., M.D.B.&M.
City of Roseville Fire Station M.O.R. Bk. EE, Pg. 32
13–29
1"= 100'
LOT B
1.24ac.
PARK
C/L
DRY
CREEK
LOT A
LOT C
LOT D
1.4ac.
1.34ac.
OAK STREET
TAYLOR STREET
ROYER STREET
GOPHER GULCH ALLEY
JUDAH STREET
12–28–2018 PQ
Formerly Por. Bk. 13 Pg.s 9, 12, 13 & 17
NOTE
All distances on curved lines are shown per recorded documentation
NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.
Assessor's Map Bk.13 Pg.2
County of Placer, Calif.
NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Improvements Description and Analysis

The subject property represents an existing three-story fire station located at 401 Oak Street, within the city of Roseville, Placer County, California. The improvements were originally constructed in 1971 and contain 32,543± square feet of gross building area (50 year old construction). The improvements are situated within the confines of a single Assessor's parcel encompassing 1.39 acres or 60,597 square feet of land area. As of the date of inspection, the property was vacant and is considered to be at the end of its economic life, offering no contributory value to the property. As will be further discussed, our analysis indicates the value of the underlying land as vacant, less demolition costs, exceeds the value as currently improved.

A description of the improvements is provided below, based on our inspection of the subject property on July 1, 2021.

Improvements Description	
Name of Property	401 Oak Street
General Property Type	Office
Competitive Property Class	C
Occupancy Type	Single Tenant
Percent Occupied	0%
Tenant Size Range (SF)	19,000 - 19,000
Number of Buildings	1
Stories	2 plus a basement
Construction Class	C
Construction Type	Concrete block, steel frame and precast concrete
Construction Quality	Average
Condition	Fair to poor
Gross Building Area (SF)	32,543
Rentable Area (SF)	19,000
Land Area (SF)	60,597
Floor Area Ratio (RA/Land SF)	0.31
Floor Area Ratio (GBA/Land SF)	0.54
Building Area Source	Past Appraisal
Year Built	1971
Actual Age (Yrs.)	50
Estimated Effective Age (Yrs.)	50
Estimated Economic Life (Yrs.)	50
Remaining Economic Life (Yrs.)	0

Construction Details	
Foundation	Reinforced concrete
Structural Frame	Concrete block, steel frame and precast concrete
Exterior Walls	Concrete block, precast concrete and metal on the third floor
Windows	Aluminum framed with tinted glass
Roof	Membrane
Interior Finishes	Average quality
HVAC	Central
Elevators	1
Sprinklers	None

Improvements Analysis

Quality and Condition

The quality and condition of the subject is considered to be inferior to that of competing properties, primarily due to its older effective age and condition.

Functional Utility

The subject was most recently used as a fire house. As will be discussed in greater detail in the highest and best use analysis as improved, the subject's land value, less demolition costs, exceeds the value of the site as currently improved. It is noted, while the improvements do not reflect the maximally productive use of the site, they appear to be adequately suited as a fire house and supporting offices, but significant retrofit is required to suit the needs of other office tenants.

Deferred Maintenance

Based on our inspection and prior discussions with the property representative Ms. Linda Matteoli, the property suffers from overall deferred maintenance of the interior improvements, exterior paint, roof and parking lot and is considered to have reached the end of its economic life.

ADA Compliance

We are not aware of any ADA issues. However, we are not expert in ADA matters, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

Hazardous Substances

We previously appraised the subject property in October 2016. At that time, a Phase I Environmental Site Assessment, prepared by Brusca Associates, Inc. on October 20, 2016 was provided for our review. While there were no contamination issues identified, the surveyors noted the existence of the underground storage tank and stated "the potential for subsurface petroleum hydrocarbon contamination due to the use of the onsite 2,000-gallon diesel UST system is considered a recognized environmental condition that warrants further site assessment (i.e., subsurface soil sampling/ testing)." The underground storage tank(s) has since been removed. The appraiser has no knowledge of soil contamination on the property but is not qualified to detect such substances. The presence of potentially hazardous materials could affect the value of the property. The value estimate is predicated on the assumption 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.

Personal Property

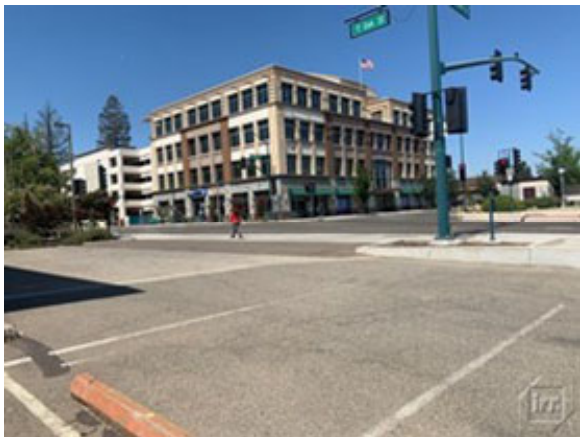
No personal property items were observed that would have any material contribution to market value.

Conclusion of Improvements Analysis

In comparison to other competitive properties in the region, the subject improvements are rated as follows:

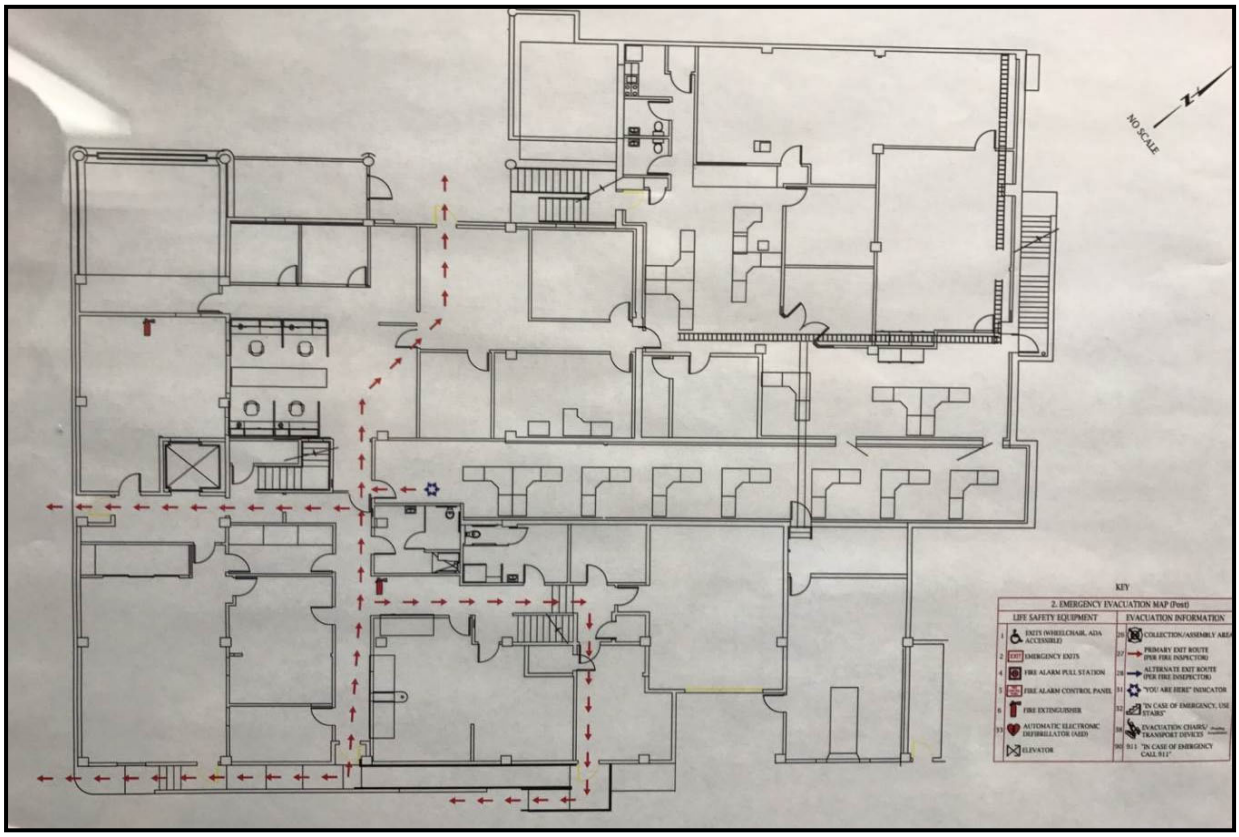
Improvements Ratings	
Visibility/Exposure	Average
Design and Appearance	Below Average
Age/Condition	Significantly Below Average
Adaptability of Space to other Users	Below Average
Elevators	Average
Parking Ratios	Above Average
Landscaping	Average

Overall, the quality, condition, and functional utility of the improvements are average to below average for their age and location.

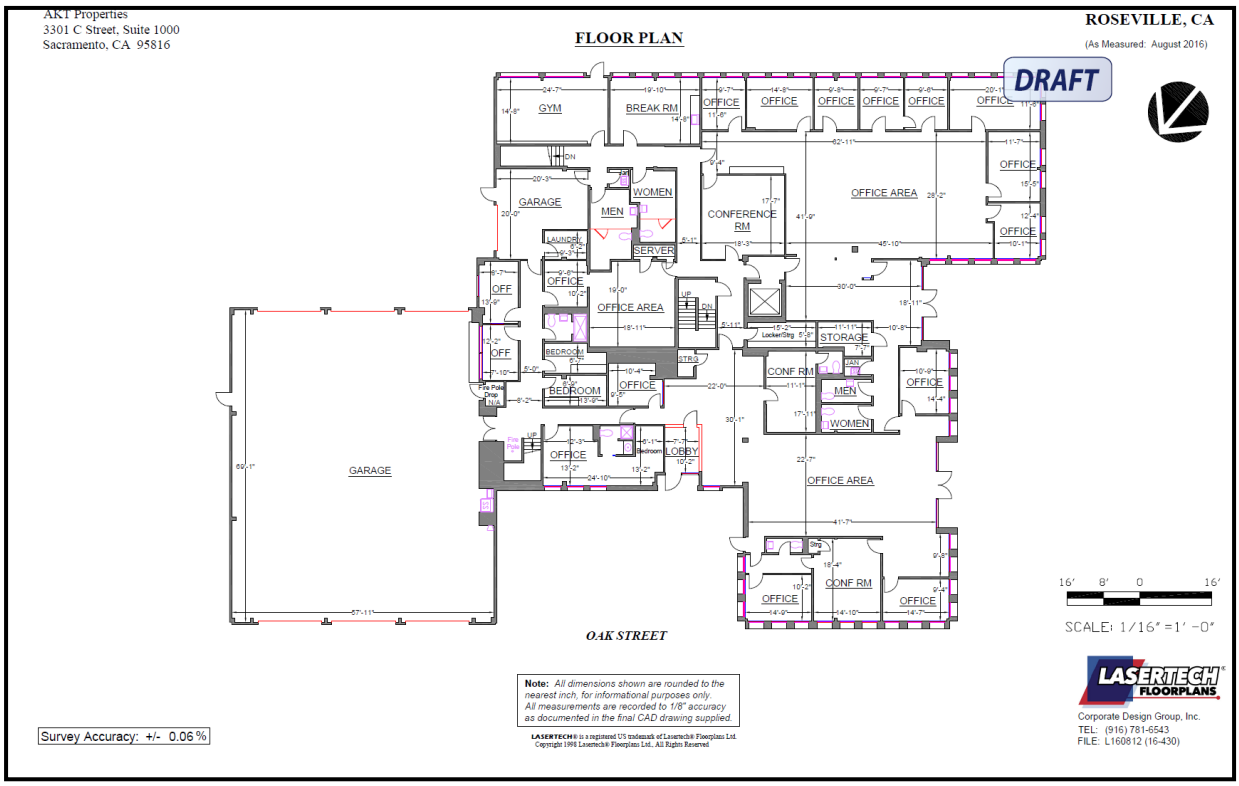


Floor Plans

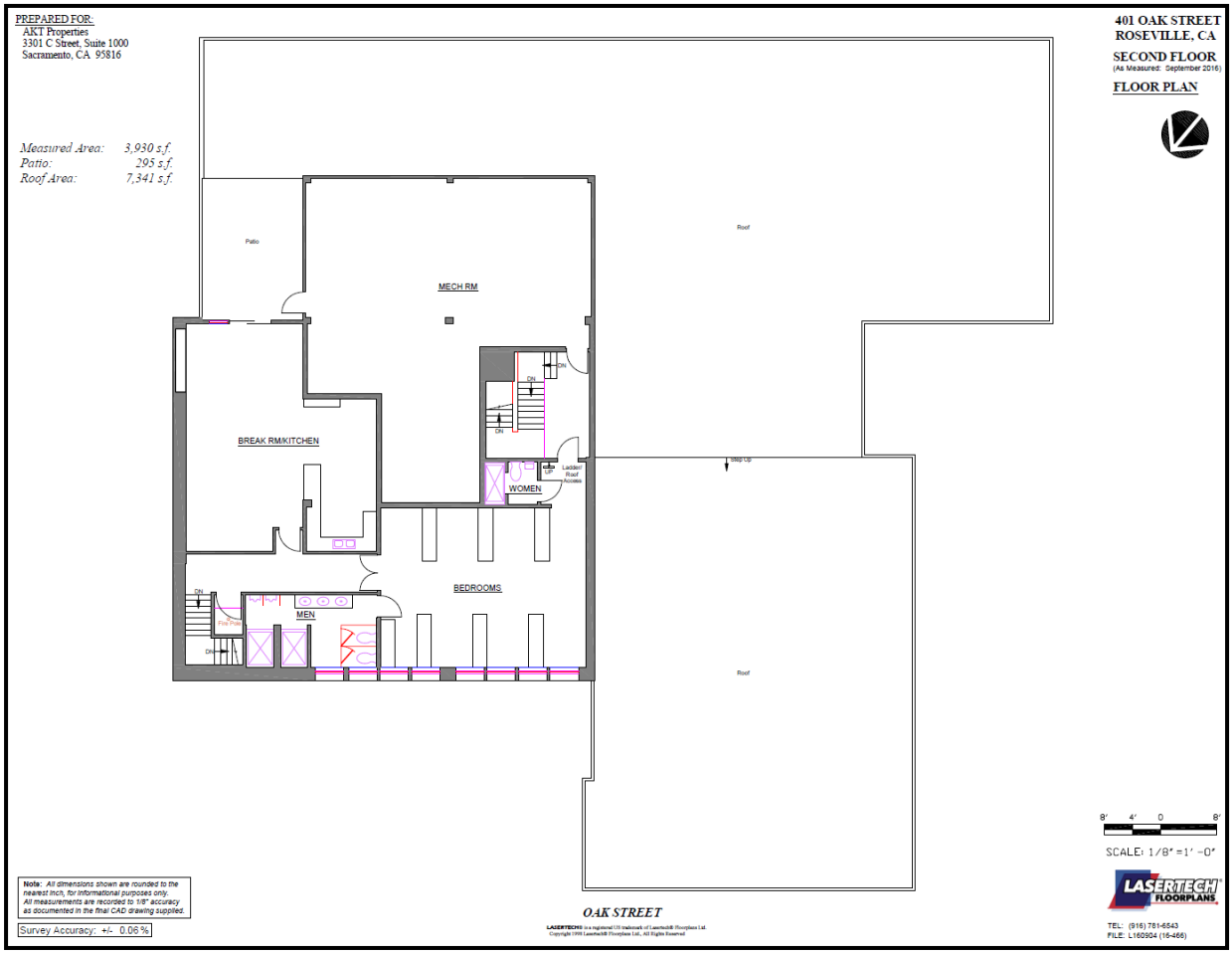
Basement



First Floor


AKT Properties
3301 C Street, Suite 1000
Sacramento, CA 95816
FLOOR PLAN
ROSEVILLE, CA
(As Measured: August 2016)
DRAFT
GYM
BREAK RM
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
GARAGE
WOMEN
MEN
CONFERENCE RM
OFFICE AREA
OFFICE
SERVER
OFFICE
OFFICE AREA
OFF
OFF
BEDROOM
BEDROOM
OFFICE
STORAGE
CONF RM
MEN
WOMEN
OFFICE
OFFICE
LOBBY
GARAGE
OFFICE AREA
CONF RM
OFFICE
OFFICE
OAK STREET
16' 8' 0 16'
SCALE: 1/16" =1' -0"
Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.
LASERTECH® is a registered US trademark of Lasertech® Floorplans Ltd.
Copyright 1998 Lasertech® Floorplans Ltd., All Rights Reserved
Survey Accuracy: +/- 0.06 %
LASERTECH FLOORPLANS
Corporate Design Group, Inc.
TEL: (916) 781-6543
FILE: L160812 (16-430)

Second Floor



Real Estate Taxes

The property tax system in California was amended in 1978 by Article XIII to the State Constitution commonly referred to as Proposition 13. It provides for a limitation on property taxes and for a procedure to establish the current taxable value of real property by reference to a base year value, which is then modified annually to reflect inflation (if any). Annual increases cannot exceed 2% per year.

The base year was set at 1975-76 or any year thereafter in which the property is substantially improved or changes ownership. When either of these two conditions occurs, the property is to be reappraised at market value, which becomes the new base year assessed value. Proposition 13 also limits the maximum tax rate to 1% of the value of the property, exclusive of bonds and direct charges. Bonded indebtedness approved prior to 1978, and any bonds subsequently approved by a two-thirds vote of the district in which the property is located, can be added to the 1% tax rate.

Real estate taxes and assessments for the current tax year are shown in the following table.

Taxes and Assessments - 2020/2021

	Assessed Value			Taxes and Assessments			
Tax ID	Land	Improvements	Total	Tax Rate	Ad Valorem Taxes	Direct Assessments	Total
013-290-002	$75,000	$75,000	$150,000	1.073793%	$1,611	$0	$1,611

According to the Placer County Treasurer Tax Collector's Office, the subject property is not encumbered by any direct charges or any special assessment obligations relating to Mello-Roos or Assessment District bonds. According to public records, the owner is current on property taxes.

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As If Vacant

Legally Permissible

The legal factors influencing the highest and best use of the subject property are primarily government regulations, such as zoning and building codes. As previously presented, the subject property is zoned CMU/SA-DT-7 and CMU/SA-DT-7 & DT-8 - PR/FW, Commercial Mixed-Use/Special Area-Downtown Specific Plan (DT-7 Dry Creek Mixed-Use District) and Commercial Mixed-Use/Special Area - Park and Recreation/Floodway - Downtown Specific Plan (DT-7 & DT-8 (Dry Creek Mixed-Use District & Royer Park District). Principally permitted uses in the Dry Creek Mixed-Use district include mixed-use, retail, restaurants, public/quasi-public, offices, multifamily residential, live/work space and public markets. This area has undergone extensive planning and review; zoning modifications are considered highly unlikely. Based on a review of the subject's zoning ordinance, the primary legally permissible uses of the subject property are for retail, office, multifamily residential and/or mixed-use development.

To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Given prevailing land use patterns in the area, commercial property market conditions, surrounding land uses and the subject's location, only multi-family development (some form of apartments, condominiums and/or senior housing) is given further consideration in determining highest and best use of the site, as though vacant.

Physically Possible

The physical characteristics of a site that affect its possible use(s) include, but are not limited to, location, street frontage, visibility, access, size, shape, topography, availability of utilities, off-site improvements, easements and soil and subsoil conditions. Since the legally permissible test has resulted in a potential for multi-family development, at this point the physical characteristics are examined to see if they are suited for the legally permissible uses.

Locational considerations include the compatibility and position of the subject property with respect to surrounding uses. Based on our physical inspection of the subject property, we know of no reason why the property would not support any legal development.

The topography of the majority of the subject property appears adequate for development. It is noted, a portion of the property is located within a flood zone and may be subject to additional development guidelines/restrictions. The property is not located within a Fault-Rupture Hazard Zone. All utility services are available, and evidence of construction in the immediate area provides additional support for the possibility of development. Typical roadway and utility easements exist but are not unusual in any way. It is assumed any easements do not adversely affect the subject's potential for development.

The subject property is located within the city of Roseville, and the subject's location is considered average for the legally permissible uses. The property is located along Oak Street and proximate to other main downtown corridors along Vernon Street and Washington Boulevard, which bodes well for the subject, since many retail and office properties are located within walking distance. In addition, the property is proximate to Interstate 80 via Douglas Boulevard. Overall, the subject property has physical characteristics that support the legally permissible uses.

Financially Feasible

The subject property is located in the downtown area of Roseville, which has experienced some revitalization, property appreciation, increased rental rates and new construction in recent years. A determination of financial feasibility is dependent on regional supply and demand influences. In the 12 months leading up to the COVID-19 pandemic, the apartment market was regarded as one of the best performing property investment sectors, with strong increases in rental rates and sale prices in recent years. However, market participants are cautious at this time due to the ongoing COVID-19 pandemic, which has substantially increased unemployment and overall uncertainty. Therefore, the highest and best use of the subject as vacant would be a short-term hold for future multi-family development (apartments, condominiums and/or senior housing) until the COVID-19 pandemic has subsided. Market conditions would then need to be re-evaluated to determine if construction of a multi-family residential property would be financially feasible. Our expectation is once the crisis is over the multi-family market will return to more stable market conditions but will likely not return with the robust conditions of recent years.

Maximally Productive

Legal, physical and market conditions have been analyzed to evaluate the highest and best use of the subject property. The analysis is presented to evaluate the type of use(s) that will generate the greatest level of future benefits possible to the property. Construction of some form of a multi-family project is legally permissible and physically possible; however, given the uncertainty of the impacts of the COVID-19 pandemic, it is our opinion the highest and best use of the subject is to hold for future multi-family development (apartments, condominiums and/or senior housing).

Conclusion

Based on the factors previously discussed, a hold for future development is the maximally productive land use that is legally permissible, physically possible and financially feasible. Considering the subject's specific characteristics, the highest and best use of the subject property – as vacant – is to hold for future construction, but future construction will be dependent on improvement of market conditions.

As Improved

As with the highest and best use as though vacant, the four tests of highest and best use must also be applied to the subject property considering the in-place improvements. Consideration must be given to the continued as-is use of the subject, as well as alternative uses for the property. The potential alternative uses consist of demolition, expansion, conversion or renovation. A discussion of the possible "as improved" uses is offered below and on the following page.

Demolition

One alternative would be to demolish the subject structure, creating a vacant site. Demolition is legally permissible given that the property is vacant and does not hold any historical significance. As will be shown in the valuation, demolition would be financially feasible because the value of the land as though vacant (less demolition costs) exceeds the value of the property as improved. According to the demolition estimate provided, demolition costs for the subject are estimated to be $1,214,604.

The following table summarizes reasonable comparable sales of improved office properties throughout Placer County in the last two years.

Improved Sales Comparison

No.	Property Identification	Sale Date	Sale Price	Rentable Area (SF)	Price per SF	Year Built/ Renovated	Overall Comparabilty
1	11960 Heritage Oak Pl. Auburn	3/26/2021	$3,000,000	25,700	$116.73	1987	Superior
2	209 Harding Blvd. Roseville	9/23/2020	$1,308,000	12,844	$101.84	1973	Similar
3	2205 Plaza Dr. Rocklin	6/30/2020	$2,690,000	22,460	$119.77	2007	Superior
4	11702-11734 Enterprise Dr. Auburn	4/8/2020	$4,100,000	36,649	$111.87	1988	Superior
5	11855-11865 Edgewood Rd. Auburn	4/7/2020	$1,150,000	9,523	$120.76	1991	Superior
7	628-640 Vernon St. Roseville	12/1/2019	$975,000	12,055	$80.88	1937/2004	Inferior
8	1200 & 1200 Melody Ln. Roseville	7/30/2019	$2,550,000	26,246	$97.16	1987	Similar
9	3735 Placer Corporate Dr. Rocklin	6/27/2019	$5,664,500	39,869	$142.08	2009	Sig. Superior
10	590 Menlo Dr. Rocklin	6/26/2019	$2,445,000	15,362	$159.16	1991	Sig. Superior
Subject	401 Oak Street Roseville	7/1/2021 (Appraisal)	-	19,000	-	1971	

As shown in the previous table, the improved sales have traded at sale prices between $80.88 and $159.16 per square foot of building area, with a median and average of $119.77 and $118.81 per square foot of rentable building area, respectively.

The implied value from this presentation of improved office sales and the overall comparability is roughly $90 per square foot of rentable area ($1,710,000 when considering the subject's 19,000 rentable square feet). The analysis considers the subject after a renovation and retrofit to general purpose office space. It is estimated the subject could exhibit an effective age of approximately 20-25 years after a significant renovation. We consider a total cost of approximately $86 per square foot, which includes interior renovation/conversion costs to retrofit the space for general office use, asbestos abatement, curing of any deferred maintenance, leasing the property to stabilized occupancy (rent loss over an 18 month absorption period, rent concessions and leasing commissions), and an entrepreneurial incentive of 10% of the costs for the capital at risk.

After deductions, the indicated value for the subject is provided as follows.

Indicated Market Value As Is - Renovation Scenario	
Upon Completion of Renovation/Repairs	$1,710,000
Adjustments	
Conversion/Renovation Costs	($1,003,227)
Lease-Up Costs	($482,630)
Entrepreneurial Incentive @ 10%	($148,586)
Total Adjustments	($1,634,443)
Indicated Value	$75,557
Rounded	$75,000

Based on the previous discussion, demolition is considered the most likely option given the age and condition of the improvements and is financially feasible and maximally productive.

Expansion

The subject property exhibits a floor area ratio of 0.54 (based upon the gross building area in relation to the total land area). A portion of the subject site is located within a flood zone and may further limit the potential for new development or expansion. Given the existing floor area ratio, along with flood zone, and the condition of the existing improvements, expansion may not be physically possible or financially feasible.

Conversion

The subject property is currently built out as a fire house. Conversion to a significantly different use would not be financially feasible in light of the age, condition, and the extent of the retrofit of the existing structure that would be required for other uses. Therefore, conversion is not an appropriate alternative.

Renovation

The subject building was originally constructed in 1971. The building was most recently used as fire station with supporting offices, but has been vacant for a couple of years (since the completion of the new fire station). Based on our inspection, the subject's interior, structural and site improvements appear to be in fair to poor condition and have reached the end of their economic life. Major renovation of the structure would not receive an adequate return so as to justify the cost of

construction (considering the subject's value as estimated herein as a vacant site). Thus, renovation of the property is not financially feasible.

Continued Use – As-Is

The subject property cannot continue to be utilized in it's exact as-is condition. A major renovation would be required; however, renovation is not financially feasible as the value of the land (less demolition costs) exceeds the value of the property as-is.

Most Probable Buyer

Considering the functional utility of the site and area development trends, the probable buyer would be an investor, developer or speculator looking to hold for future development.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. Our search for comparable sales focused on transactions within the following parameters:

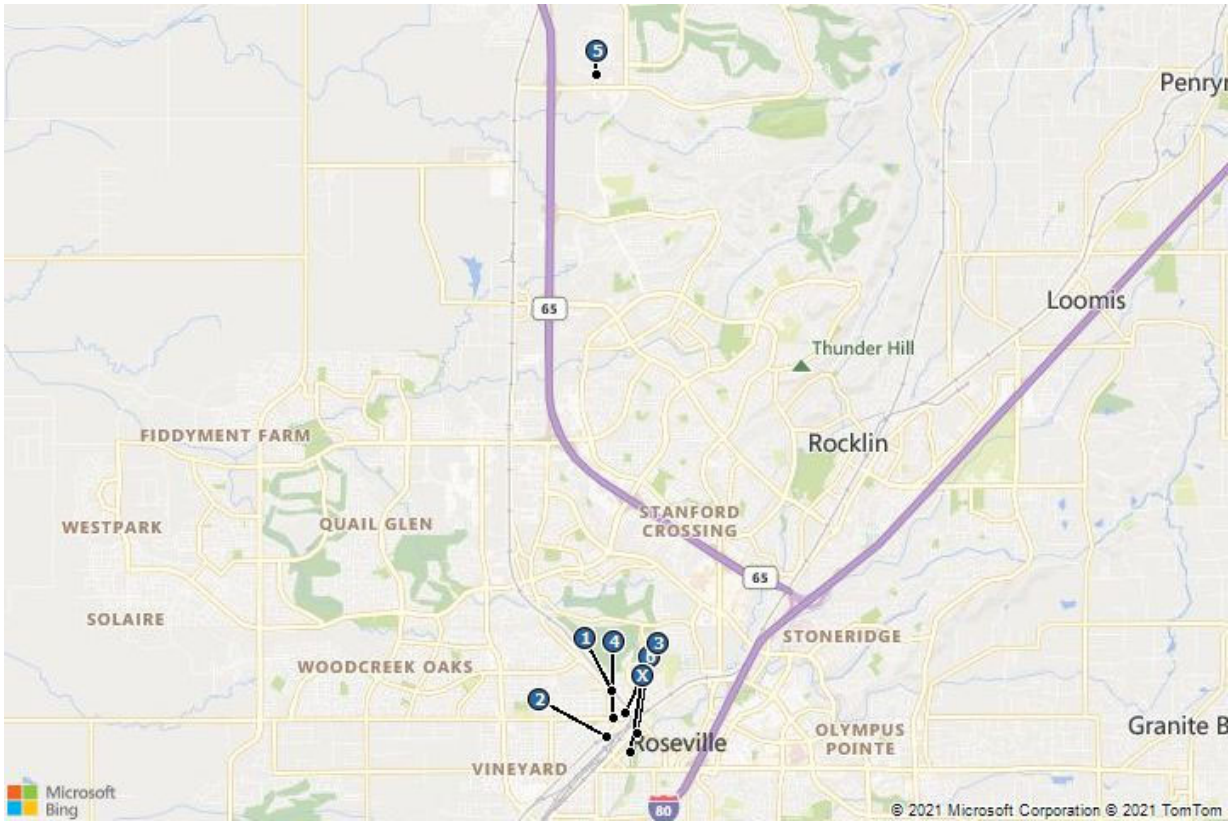
- Location: Our initial search focused on the subject's immediate downtown Roseville area; however, due to the limited number of transactions, we expanded our search to include properties throughout the City of Roseville and neighboring cities.
- Size: Less than four acres
- Use: Zoned for commercial/mixed-use, with an emphasis on multifamily uses
- Transaction Date: Within three years of the effective date of value

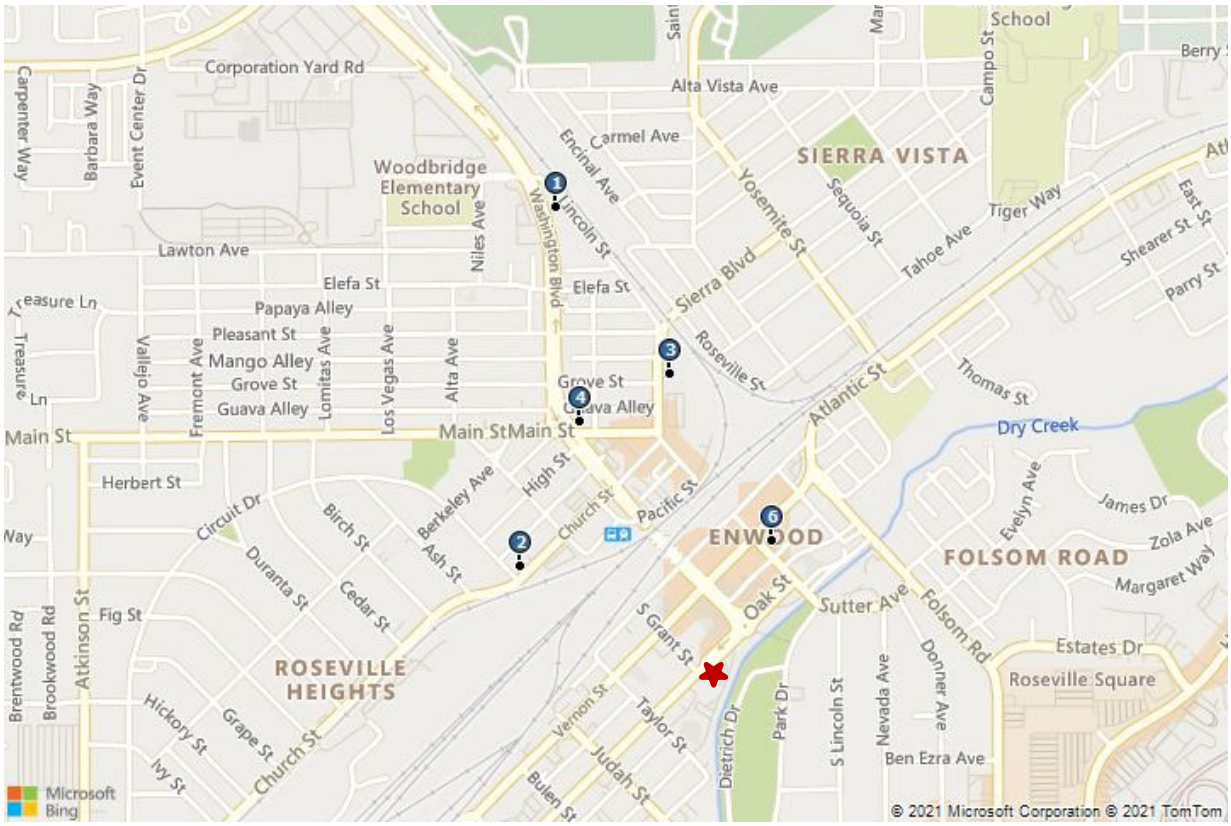
For this analysis, we use price per square foot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table.

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Effective Sale Price	SF; Acres	Zoning	$/SF Land	$/Acre
1	845 Lincoln Street 845 Lincoln St. Roseville Placer County CA	May-21 Closed	$1,150,000	115,434 2.65	Comm Mixed-Use/Special Area-Downtown Specific Plan	$9.96	$433,962
	Comments: Sale of five contiguous vacant land parcels totaling 2.65 acres of land area. The property is adjacent to single-family residential and retail uses. The property is designated a catalyst site in Downtown Historic Roseville and the City has conceptual plans for 63 multi-family units.						
2	326 Church Street 326 Church St. Roseville Placer County CA	Dec-20 Closed	$120,000	9,828 0.23	General Commercial	$12.21	$531,915
	Comments: This transaction represents the sale of a 0.23 acre parcel zoned general commercial. The general commercial zone is intended to serve the entire community by providing areas for commercial facilities that are more of a service or heavy commercial character than are permitted in the Community Commercial District, and may involve outdoor display, storage or activity areas. Surrounding land uses include single-family residential and auto service uses and vacant land.						
3	430, 502 & 510 Lincoln Street 430, 502 & 510 Lincoln St. Roseville Placer County CA	Jun-19 Closed	$807,430	41,457 0.95	Old Town Historic District/Special Area	$19.48	$848,408
	Comments: This transaction represents the sale of three contiguous parcels located in the Old Town Historic District of the City of Roseville. Two of the parcels were improved with residential buildings totaling 4,743 square feet that had reached the end of their economic life and offered no contributory value (built in 1914 and 1926 and represented original construction). According to the listing broker, the buyer was responsible for the cost of demolition of the buildings.						
4	304 Washington Blvd Roseville Placer County CA	Mar-19 Closed	$875,500	34,848 0.80	Old Town Historic District, Special Area, Downtown	$25.12	$1,094,375
	Comments: This comparable represents the sale of 3 non-contiguous parcels located at the northeast corner of Main Street and Washington Boulevard in Old Roseville. It appears the City of Roseville financed the transaction; however, the terms are unknown. The property is currently being developed as Main Street Plaza apartments, which will consist of of a 44-unit mixed-use affordable housing complex with 3,000 square feet of community-integrated commercial space, a 21-unit affordable housing complex and a public pedestrian paseo.						
5	Vacant Commercial Land Galewind Dr. Lincoln Placer County CA	Nov-18 Closed	$1,364,000	135,036 3.10	Commercial	$10.10	$440,000
	Comments: This comparable represents the sale of vacant land zoned for commercial development. It is located adjacent to the Kaiser Permanente Lincoln Medical Center as well as several developing residential subdivisions. The buyer intends to a construct a 104-room La Quinta Inn & Suites Hotel. The property was unentitled at the time of sale.						
6	Vacant Land 129 Vernon St. Roseville Placer County CA	Jul-21 Listing	$498,000	11,354 0.26	Central Bus. Dist./Sp. Area-Downtown Specific Plan	$43.86	$1,910,242
	Comments: Current listing of a 0.26 acre parcel of land currently used as a parking lot. The property has an approved Minor Design Review Permit for a five-story, 24-unit mixed-use project with approximately 1,700 square feet of ground-floor retail space.						
	Subject 401 Oak Street Roseville, CA			60,597 1.39	Commercial Mixed-Use/Special Area-Downtown Specific		

Comparable Land Sales Map




Corporation Yard Rd
Alta Vista Ave
Carmel Ave
SIERRA VISTA
Woodbridge Elementary School
Lawton Ave
Elefa St
Papaya Alley
Pleasant St
Mango Alley
Grove St
Guava Alley
Main St
Herbert St
Circuit Dr
Birch St
Duranta St
Cedar St
Fig St
ROSEVILLE HEIGHTS
Hickory St
Grape St
Church St
Ivy St
Berkeley Ave
Ash St
High St
Church St
Pacific St
ENWOOD
Oak St
Sutter Ave
Folsom Rd
FOLSOM ROAD
Dry Creek
Thomas St
Atlantic St
Roseville St
Sierra Blvd
Yosemite St
Sequoia St
Tahoe Ave
Tiger Way
Lincoln St
Washington Blvd
Encinal Ave
Niles Ave
Los Vegas Ave
Alta Ave
Lomitas Ave
Fremont Ave
Valley Ave
Atkinson St
Brookwood Rd
Brentwood Rd
S Grant St
Vernon St
Taylor St
Judah St
Bulen St
Dietrich Dr
Park Dr
S Lincoln St
Nevada Ave
Donner Ave
Ben Ezra Ave
Estates Dr
Roseville Square
Margaret Way
Zola Ave
James Dr
Evelyn Ave
Shearer St
Parry St
East St
Microsoft Bing
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Sale 1
845 Lincoln Street

Sale 2
326 Church Street

Sale 3
430, 502 & 510 Lincoln Street

Sale 4
304 Washington Blvd

Sale 5
Vacant Commercial Land

Sale 6
Vacant Land

Analysis and Adjustment of Sales

The sales are compared to the subject and adjusted to account for material differences that affect value. The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of the two. Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is sufficient data to perform a paired sales analysis.

While we present percentage adjustments in the adjustment grid that follows, they are based on qualitative judgment rather than empirical research as there is not sufficient data to develop a sound quantitative estimate. Although the adjustments appear to be mathematically precise, they are merely intended to illustrate the appraisers' thought process. Except for market conditions, our adjustments are based on a scale, with a minor adjustment in the range of 1-5% and a substantial adjustment considered to be 20% or greater.

Our rating of each comparable sale in relation to the subject is the basis for the adjustments. If the comparable is superior to the subject, its sale price is adjusted downward to reflect the subject's relative attributes; if the comparable is inferior, its price is adjusted upward.

Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.	Sale 3 was improved with two residential structures totaling 4,743 square feet that reached the end of their economic life and needed to be demolished prior to redevelopment. This sale is adjusted upward by an estimated $10 per square foot for the cost to demolish the buildings. No further adjustments are necessary.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	All the sales reflect fee simple transactions that do not require adjustment.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	The comparable sales represented cash to the seller transactions and, therefore, do not require adjustments.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	Sale 6 is an active listing and appears to be listed significantly above market. This sale is adjusted downward to reflect the likelihood that the sale price will be below the

Adjustment Factor	Accounts For	Comments
		asking price due to typical negotiation with the buyer. The remaining comparables sold with no unusual conditions of sale and do not require adjustments.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Market conditions for nearly all commercial sectors had been improving in recent years leading up to the COVID-19 pandemic, with relatively steady quarter-over-quarter appreciation in sale prices. However, due to current market uncertainty, we have not adjusted any comparables transferring in the second half of 2019 or later for market conditions. We have accounted for minor market condition adjustment for Sales 3 through 5, which transferred in the first half of 2019 and 2018.
Location	Market or submarket area influences on sale price; surrounding land use influences.	The subject is located within the downtown area of Roseville. Factors considered in evaluating location include, but are not limited to, demographics, growth rates, surrounding land uses and property values. While Sale 1 is relatively proximate to the subject, it is in a slightly less desirable portion of the city and is adjusted upward. Sale 5 is located in a more remote undeveloped part of Lincoln, which is considered to be in an inferior area compared to that of the subject, and an upward adjustment is applied. No further adjustments are considered necessary.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	The subject property is considered to possess average access/ exposure. All of the sales are considered to possess similar access

Adjustment Factor	Accounts For	Comments
		and exposure attributes and no adjustments are required.
Size	Inverse relationship that often exists between parcel size and unit value.	Applicable adjustments are applied for differences in size. The comparables that are appreciably smaller than the subject are adjusted downward and vice versa.
Shape/Topography/ Site Utility	Primary physical factors that affect the utility of a site for its highest and best use.	The subject property has slightly below average site utility given its shape and slightly sloping topography. Sale 1 is a long narrow rectangular shaped parcel and is adjusted upward for it slightly inferior site utility due to the shape. Sales 2 through 6 are adjusted downward for their superior site utility in comparison to the subject.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.	Similar to the subject property, all of the sales have zoning permitting a variety of commercial, office, multifamily or mixed-use development. Our selection of comparables focused on properties purchased for plans to develop with some form of residential (multi-family, condominiums, senior housing, etc.). All of the comparables allow similar uses and no adjustments are warranted.
Off-Site Improvements	Off-site improvements include utilities to the site, streets, curbs, gutters and sidewalks.	The subject has all off-site improvements in place as is the case with the majority of the comparables. However, Sales 1 and 5 have inferior off-site improvements and are adjusted upward.

The following table summarizes the adjustments we make to each sale.

Land Sales Adjustment Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6
Address	401 Oak St.	845 Lincoln St.	326 Church St.	430, 502 & 510 Lincoln St.	304 Washington Blvd.	Galewind Dr.	129 Vernon St.
City	Roseville	Roseville	Roseville	Roseville	Roseville	Lincoln	Roseville
County	Placer	Placer	Placer	Placer	Placer	Placer	Placer
Sale Date		May-21	Dec-20	Jun-19	Mar-19	Nov-18	Jul-21
Sale Status		Closed	Closed	Closed	Closed	Closed	Listing
Sale Price		$1,150,000	$120,000	$760,000	$875,500	$1,364,000	$498,000
Price Adjustment		–	–	$47,430	–	–	–
Description of Adjustment				Demo. Cost			
Effective Sale Price		$1,150,000	$120,000	$807,430	$875,500	$1,364,000	$498,000
Square Feet	60,597	115,434	9,828	41,457	34,848	135,036	11,354
Acres	1.39	2.65	0.23	0.95	0.80	3.10	0.26
Price per Square Foot		**$9.96**	**$12.21**	**$19.48**	**$25.12**	**$10.10**	**$43.86**
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		–	–	–	–	–	–
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Seller financing	Cash to seller	Cash to seller
% Adjustment		–	–	–	–	–	–
Conditions of Sale		Market	Market	Market	Market	Market	Listing
% Adjustment		–	–	–	–	–	-20%
Market Conditions	7/1/2021	May-21	Dec-20	Jun-19	Mar-19	Nov-18	Jul-21
Annual % Adjustment		–	–	2%	3%	5%	–
Cumulative Adjusted Price		**$9.96**	**$12.21**	**$19.87**	**$25.88**	**$10.61**	**$35.09**
Location		5%	–	–	–	5%	–
Access/Exposure		–	–	–	–	–	–
Size		10%	-5%	–	–	10%	-5%
Shape/Topography/Site Utility		5%	-5%	-5%	-5%	-5%	-5%
Zoning		–	–	–	–	–	–
Off-Site Improvements		10%	–	–	–	10%	–
Net $ Adjustment		$2.99	-$1.22	-$0.99	-$1.29	$2.12	-$3.51
Net % Adjustment		30%	-10%	-5%	-5%	20%	-10%
Final Adjusted Price		**$12.95**	**$10.99**	**$18.87**	**$24.58**	**$12.73**	**$31.58**
Overall Adjustment		30%	-10%	-3%	-2%	26%	-28%

Range of Adjusted Prices	**$10.99 - $31.58**
Average	**$18.62**
Indicated Value	**$22.00**

Land Value Conclusion

Prior to adjustment, the sales reflect a range of $9.96 - $43.86 per square foot. After adjustment, the range is narrowed to $10.99 - $31.58 per square foot, with an average of $18.62 per square foot.

Sale 6 is an active listing in which the final sale price is uncertain and represents the high end of the range; thus, guarded reliance is placed on this comparable. Sales 1 and 2 are the most recent transactions in the data set; however, Sale 1 is located in an inferior area and Sale 2 represents the low end of the range. Sales 3 and 4 required the least gross adjustments. Sale 5 is the most dated transaction in the data set and required the most gross adjustments. Overall, we place the most emphasis on Sales 3 and 4, and support from the remainder of the data set to arrive at a land value conclusion for the subject as if vacant.

As discussed throughout the report, a portion of the subject property is located within a floodplain and is subject to additional development restrictions from FEMA and the City of Roseville. The indicated land value conclusion is applicable to the portion of the site that does not have any development restrictions. A developer would likely require some level of “incentive” in order to purchase and take on the additional steps required to develop the property. Without a specific project proposal, it is difficult to apply a discount to the area located within the floodplain; however, we estimate the land area within the floodplain to be discounted by 25%. By applying the discount to the previously concluded value, and the subject’s respective land areas, we arrive at a total land value conclusion (as if vacant) as shown in the following table.

Next, we estimate the market value as is. A remediation and demolition estimate was provided by the client and is included in the addenda to this report. Given the estimate considers the specifics of the subject property (asbestos abatement, lead abatement, complete demolition, etc.), we rely on this estimate in our final conclusion of market value for the subject property. The demolition cost is deducted from the previous conclusion of land value (as if vacant) to arrive at a land value as is, as follows:

Land Value Conclusion			
	Zone X	**Zone AE**	**Conclusion**
As If Vacant			
Base $/SF - Land Area	56,171	4,470	$22.00
Discount	0%	25%	
Discounted $/SF	$22.00	$16.50	
Component Value	$1,235,762	$73,755	
Indicated Value			$1,309,517
Rounded			$1,310,000
As Is			
As If Vacant Value Indication			$1,309,517
Adjustments			
Demolition Costs			($1,214,604)
Total Adjustements			($1,214,604)
Indicated Value			$94,913
Rounded			$95,000

Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing opinions of value for the subject. The cost and income approaches are not applicable and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinions follow:

Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Value
Market Value As If Vacant	Fee Simple	July 1, 2021	$1,310,000
Market Value As Is	Fee Simple	July 1, 2021	$95,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is 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.

1. The subject property had an underground storage tank, but it has been removed. The appraiser has no knowledge of soil contamination on the property, but is not qualified to detect such substances. The presence of potentially hazardous materials could affect the value of the property. The value estimate is predicated on the assumption there is no such material on or in the property that would cause a loss in value. The demolition estimate provided for use in this appraisal includes the cost of removing/abating the potential hydrocarbon contaminants, if any. It is assumed the estimated cost is adequate to fully remediate any potential contamination. If at a later date it is determined the actual cost was significantly higher/lower, our market value conclusion could be impacted on a dollar-for-dollar basis.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is 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 the purpose of analysis.

1. The subject is improved with a 32,543 square foot fire station. As of the date of inspection, the building was planned for demolition. The estimate of market value is based on the hypothetical condition the improvements have already been demolished and we estimate the market value as if the land is vacant.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results

Exposure Time

Exposure time is the period a property interest would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. In attempting to estimate a reasonable exposure time for the subject property, we looked at both the historical exposure times of a number of sales, as well as current and past economic conditions. Based on a survey of market participants, a transfer of commercial properties in the region typically occurs within 9-12 months of exposure. It is estimated the exposure time for the subject property, if appropriately priced, would have been within 9-12 months of initial exposure.

Marketing Period

Marketing time is an estimate of the time to sell a property interest in real estate at the estimated market value during the period immediately after the effective date of value. A reasonable marketing time is estimated by comparing the recent exposure time of similar properties, and then taking into consideration current and future economic conditions and how they may impact marketing of the subject property.

The marketing time for the subject property is not anticipated to vary significantly from the exposure time. Thus, the marketing time is estimated at 9-12 months or less.

Certification

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have previously appraised the property that is the subject of this report for the current client. We have provided no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. 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.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Lance Jordan, MAI, has not made a personal inspection of the property that is the subject of this report. Ligia Dejeu has personally inspected the subject.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Lance Jordan, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.

Lance Jordan, MAI
Managing Director
California Certificate # AG012709

Ligia Dejeu
Certified General Real Estate Appraiser
California Certificate # 3004823

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.

8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.

9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.

10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.

11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.

12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.

13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.

14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.

16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Sacramento, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

24. IRR - Sacramento is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Sacramento. In addition, it is expressly agreed that in any

action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. IRR - Sacramento is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is 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.

1. The subject property had an underground storage tank, but it has been removed. The appraiser has no knowledge of soil contamination on the property, but is not qualified to detect such substances. The presence of potentially hazardous materials could affect the value of the property. The value estimate is predicated on the assumption there is no such material on or in the property that would cause a loss in value. The demolition estimate provided for use in this appraisal includes the cost of removing/abating the potential hydrocarbon contaminants, if any. It is assumed the estimated cost is adequate to fully remediate any potential contamination. If at a later date it is determined the actual cost was significantly higher/lower, our market value conclusion could be impacted on a dollar-for-dollar basis.

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1. The subject is improved with a 32,543 square foot fire station. As of the date of inspection, the building was planned for demolition. The estimate of market value is based on the hypothetical condition the improvements have already been demolished and we estimate the market value as if the land is vacant.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results

Addendum A

Appraiser Qualifications

Lance Jordan, MAI

Experience

Managing Director for INTEGRA REALTY RESOURCES – Sacramento (IRR). Actively engaged in real estate valuation and consulting since 1989. Prior to joining IRR, was a partner with Seevers Jordan Ziegenmeyer since 1997. Extensive experience in the valuation of all forms of industrial properties, community/neighborhood shopping centers, office buildings - CBD and suburban, multi-family, hotels and motels, vacant land and special purpose properties. Clients served include banks and financial institutions, developers and investors, law and accounting firms, business/industry, government, and mortgage bankers. Valuations have been performed for financing, eminent domain purposes, as well as estate tax and estate planning. In summary, with over 28 years of experience in the field, he has developed the expertise and background necessary to deal with complex assignments covering a wide range of property types.

Professional Activities & Affiliations

Chairman: Appraisal Institute - Sacramento/Sierra Chapter - California Government Relations Committee, January 2015 - December 2017
Committee: Appraisal Institute - Sacramento/Sierra Chapter - California Government Relations, January 2014 - December 2017
Board of Director: Appraisal Institute - Sacramento/Sierra Chapter, January 2014 - December 2016
Appraisal Institute, Member (MAI) , May 2012
Vice President: Appraisal Institute - Sacramento/Sierra Chapter, January 2007 - December 2007
Other: Appraisal Institute - Sacramento/Sierra Chapter - Secretary/Treasurer, January 2006 - December 2006

Licenses

California, Certified General Real Estate Appraiser, AG012709, Expires January 2022
Washington, Certified General Real Estate Appraiser, 20110463, Expires January 2022
Arizona, Certified General Real Estate Appraiser, 1013474, Expires September 2022
Oregon, Certified General Real Estate Appraiser, C001427, Expires January 2022

Education

Bachelor of Science - Accountancy, CSU - Sacramento, 1991
Recent Continuing Education:
Lake Tahoe Litigation Conference – Appraisal Institute
Forecasting Revenue – Appraisal Institute
Appraising Distressed Commercial Real Estate – Appraisal Institute
Litigation Appraising: Specialized Topics and Applications – Appraisal Institute
Business Practices and Ethics – Appraisal Institute
The Essentials, Current Issues & Misconceptions in Appraising – Appraisal Institute
Review Theory - General

Qualified Before Courts & Administrative Bodies

Court Appointed Expert Witness, Placer County Superior Courts, 2014

Integra Realty Resources - Sacramento

590 Menlo Drive
Suite 1
Rocklin, CA 95765

T 916-435-3883
F 916-435-4774

irr.com

ljordan@irr.com - 916-435-3883 x232

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Lance C. Jordan

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

"Certified General Real Estate Appraiser"

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

BREA APPRAISER IDENTIFICATION NUMBER: AG 012709

Effective Date: January 9, 2020
Date Expires: January 8, 2022

Jim Martin, Bureau Chief, BREA

3049238

COPY

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

Ligia Dejeu

Experience

Ms. Dejeu is an Appraiser at the firm. After completing her bachelor's degree at California State University, Chico, Ms. Dejeu worked in banking as a branch manager for ten years before she joined the firm full-time in 2012. Ms. Dejeu is assisting in the research, analysis and writing of narrative appraisal reports for a wide variety of commercial properties including multifamily, office, retail and industrial, as well as commercial land and special-use properties such as Low Income Housing Tax Credit (LIHTC) projects, self-storage facilities and surgery centers. Ms. Dejeu has developed the experience and background necessary to deal with complex assignments covering an array of property types.

Licenses

California, Certified General Real Estate, 3004823, Expires October 2021

Education

Academic:
Bachelor of Science in Business Administration (Concentration in Business Management), California State University, Chico

Appraisal and Real Estate Courses:
Basic Appraisal Principles
Basic Appraisal Procedures
General Appraiser Sales Comparison Approach
General Appraiser Site Valuation and Cost Approach
General Appraiser Income Approach Part 1
General Appraiser Income Approach Part 2
General Appraiser Report Writing and Case Studies
General Appraiser Market Analysis and Highest and Best Use
Real Estate Finance Statistics and Valuation Modeling
Uniform Standards of Professional Appraisal Practice
Residential Sales and Income Approach
Laws and Regulation for California Appraisers

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Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Ligia Dejeu

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

"Certified General Real Estate Appraiser"

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

BREA APPRAISER IDENTIFICATION NUMBER: 3004823

Effective Date: October 6, 2019
Date Expires: October 5, 2021

Jim Martin, Bureau Chief, BREA

3049135

COPY

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

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com

Addendum B

Grant Deed

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-466669
Branch: 110

AND WHEN RECORDED MAIL TO

The City of Roseville, a municipal corporation
311 Vernon Street
Roseville, CA 95678

PLACER, County Recorder
RYAN RONCO
DOC- 2021-0043573-00
AGENT - SPL EXPRESS
TUESDAY, MAR 30, 2021 09:43 AM

MIC	$0.00	AUT	$0.00	SBS	$0.00
ERD	$0.00	SB2	$0.00	*	$0.00
ADD	$0.00				

Ttl Pd $0.00 Rcpt # 03018117
CLK6BDSJ93/SM/1-5

SECTION 27383 OF THE GOVT CODE:

NO FEE SHALL BE CHARGED BY THE RECORDER FOR SERVICES RENDERED TO THE STATE, TO ANY MUNICIPALITY,COUNTY IN THE STATE OR OTHER POLITICAL SUBDIVISIONTHEREOF, EXCEPT FOR MAKING A COPY OF A PAPER OR RECORD.

A.P.N.: 013-290-002-000, 013-290-003-000 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is $0.00 City Transfer Tax: $0.00 R&T CODE 11922 ANY DEED, INSTRUMENT OR WRITING TO WHICH THE UNITED STATES OR ANY AGENCY OR INSTRUMENTALITY THEREOF, ANY STATE OR TERRITORY, OR POLITICAL SUBDIVISION THEREOF, IS A PARTY SHALL BE EXEMPT FROM ANY TAX IMPOSED PURSUANT TO THIS PART WHEN THEY EXEMPT AGENCY IS ACQUIRING TITLE.
( ) Unincorporated Area (X) City of Roseville
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FHP/UDF, LLC, a California Limited Liability Company**

Hereby GRANT(S) to **The City of Roseville, a municipal corporation**

The land described herein is situated in the State of California, County of Placer, City of Roseville, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 29, 2021

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

SIGNATURE PAGE TO GRANT

FHP/UDF, LLC,
a California limited liability company
By: University Development Foundation,
a District of Columbia non-profit mutual benefit corporation, sole member

By:_____
Kyriakos Tsakopoulos, President/CEO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of PLACER)

On MARCH 26, 2021 before me, T. C. MURPHY,

Notary Public personally appeared KYRIAKOS TSAKOPOULOS who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE _____

T. C. MURPHY
COMM. # 2302855
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES SEPT. 21, 2023

Order Number: P-466669

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Placer, City of Roseville, described as follows:

Lots 2 and 3 as shown on the Map entitled "Final Map of City of Roseville Fire Station Subdivision No. PL17-0093," filed for record in the office of the County Recorder of Placer County on November 1, 2018, in Book EE of Maps, Page 32.

APN: 013-290-002-000, 013-290-003-000

RESOLUTION NO. 73-72

AUTHORIZING CITY CLERK TO ACCEPT GRANTS OR
DEEDS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Section 27281 of the Government Code of the State of California requires that deeds or grants conveying an interest in real property to political corporations must be accepted by the Grantees prior to being recorded; and

WHEREAS, said Section 27281 provides a method whereby an officer or agent may be designated by the political corporation to accept such deeds on its behalf;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE AS FOLLOWS:

That the City Clerk and the Deputy City Clerk of the City of Roseville are hereby authorized to accept, on behalf of the City of Roseville, all deeds or grants conveying any interest in or easement upon real estate to the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville at a regular meeting thereof held on the 18th day of July, 1973, by the following vote:

AYES COUNCILMEN: Owen R. Waltrip, Jr., Kenneth F. Royer, George A. Buljan

NOES COUNCILMEN: None

ABSENT COUNCILMEN: Gilbert A. Duran, Baron Reed

ATTEST: /s/ Pauline Brockman
City Clerk

/s/ George A. Buljan
Mayor

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

I hereby certify the foregoing to be a true copy of Resolution No. 73-72 adopted by the City Council at a regular meeting thereof held on the 18th day of July, 1973, at the Council Chambers, City Hall, 316 Vernon Street, Roseville, California.

IN WITNESS WHEREOF I have hereunto set my hand and the seal of said city this March 24, 2021.

CITY CLERK OF THE CITY OF ROSEVILLE

DATE: 3/24/2021

CITY CLERK Technician
(Seal)

This is to certify that the interest in real property conveyed by the deed or grant dated 3/29/2021 from FHP/UDF, a California limited liability company By: University Development Foundation, a District of Columbia non-profit mutual benefit corporation, sole member Kyriakos Tsakopoulos, President/CEO, to the City of Roseville, a municipal corporation of the State of California, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Roseville, pursuant to authority conferred by Council Resolution No. 73-72, adopted on July 18, 1973, and the Grantee consents to recordation thereof by its duly authorized officer.

RESOLUTION NO. 17-104

APPROVING A PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND UNIVERSITY DEVELOPMENT FOUNDATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, in November 2016, the City Council approved a determination of surplus property for 401 Oak Street and a notice of intent to sell property to the University Development Foundation (UDF) for purposes of a private postsecondary (graduate) education facility; and

WHEREAS, the City retained a Real Estate Appraisal & Consultation service to prepare a property appraisal of 401 Oak Street and adjacent properties; and

WHEREAS, according to the property appraisal, the fair market value of the property is $190,000.00; and

WHEREAS, UDF and the City have developed a Purchase and Sale Agreement regarding the sale of 401 Oak Street and adjacent properties; and

WHEREAS, the Purchase and Sale Agreement regarding the sale and purchase of 401 Oak Street and adjacent properties, by and between the City of Roseville and UDF, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it and all related documents on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this 15th day of March, 2017, by the following vote on roll call:

AYES COUNCILMEMBERS: Gore, Alvord, Herman, Allard

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Rohan

Jonnie M Gore
VICE MAYOR

ATTEST:

Sonia Orozco
City Clerk

The foregoing instrument is a correct copy of the original on file in the City Clerks Department.

ATTEST: _____
City Clerk of the City of Roseville, California

Craig Connolly
DEPUTY CLERK

Addendum C

Demolition Costs

Ligia Dejeu

From: Cline, Robert <RACline@roseville.ca.us>
Sent: Monday, June 28, 2021 12:38 PM
To: Ligia Dejeu; Lance Jordan
Cc: Matteoli, Laura; Hogan, Lori; Valdez, Tiffany
Subject: RE: 401 Oak Street Appraisal

Hi Ligia,

Below is an accurate outline of costs to prepare 401 Oak for development. We requesting Council approve the project budget on July 21, 2021:

Demolition: $550,000
Remediation: $462,170
Internal Cost: $202,434
Total: $1,214,604

Please let me know if you have any questions.

Thank you,
Rob

Robert Cline
Economic Development Analyst
Economic Development Department
o: (916) 746-1172
Civic Center | 311 Vernon Street | Roseville, CA | 95678

From: Ligia Dejeu <ldejeu@irr.com>
Sent: Friday, June 25, 2021 10:39 AM
To: Cline, Robert <RACline@roseville.ca.us>; Lance Jordan <ljordan@irr.com>
Cc: Matteoli, Laura <LMatteoli@roseville.ca.us>; Hogan, Lori <LHogan@roseville.ca.us>; Valdez, Tiffany <TValdez@roseville.ca.us>
Subject: RE: 401 Oak Street Appraisal

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Thank you, I will wait for responses.

Ligia Dejeu
Senior Analyst
Integra Realty Resources - Sacramento
590 Menlo Drive, Suite 1

Addendum D

Comparable Data

Land Sales

Land Sale Profile

Sale No. 1

Location & Property Identification

Property Name:	845 Lincoln Street
Sub-Property Type:	Commercial
Address:	845 Lincoln St.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	CBD
IRR Event ID:	2673617

Sale Information

Sale Price:	$1,150,000
Effective Sale Price:	$1,150,000
Sale Date:	05/12/2021
Listing Price:	$1,295,000
Sale Status:	Closed
$/Acre(Gross):	$433,962
$/Land SF(Gross):	$9.96
Grantor/Seller:	Eben Smart
Grantee/Buyer:	Le Garden HC, LLC
Property Rights:	Fee Simple
Exposure Time:	10 (months)
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	064283
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar, Listing Flyer

Comments

Sale of five contiguous vacant land parcels totaling 2.65 acres of land area. The property is adjacent to single-family residential and retail uses. The property is designated a catalyst site in Downtown Historic Roseville and the City has conceptual plans for 63 multi-family units.

Improvement and Site Data

Legal/Tax/Parcel ID:	011-063-005, -002, -004, 011-101-012, -011
Acres(Gross):	2.65
Land-SF(Gross):	115,434
Zoning Code:	CMU/SA-DT
Zoning Desc.:	Comm Mixed-Use/Special Area-Downtown Specific Plan
Source of Land Info.:	Public Records

Land Sale Profile

Sale No. 2

Location & Property Identification

Property Name:	326 Church Street
Sub-Property Type:	Commercial
Address:	326 Church St.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2488355

Sale Information

Sale Price:	$120,000
Effective Sale Price:	$120,000
Sale Date:	12/24/2020
Listing Price:	$175,000
Sale Status:	Closed
$/Acre(Gross):	$531,915
$/Land SF(Gross):	$12.21
$/Acre(Usable):	$531,915
$/Land SF(Usable):	$12.21
Grantor/Seller:	Lynette A. Robinson
Grantee/Buyer:	Ahmed Aboudkhil and Aicha Benbrahim
Property Rights:	Fee Simple
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	2020-0152485
Verified By:	Ligia Dejeu
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar, Listing Flyer

Improvement and Site Data

Legal/Tax/Parcel ID:	012-153-013
Acres(Usable/Gross):	0.23/0.23
Land-SF(Usable/Gross):	9,828/9,828
Usable/Gross Ratio:	1.00
Corner Lot:	Yes
Zoning Code:	GC
Zoning Desc.:	General Commercial
Source of Land Info.:	Public Records

Comments

This transaction represents the sale of a 0.23 acre parcel zoned general commercial. The general commercial zone is intended to serve the entire community by providing areas for commercial facilities that are more of a service or heavy commercial character than are permitted in the Community Commercial District, and may involve outdoor display, storage or activity areas. Surrounding land uses include single-family residential and auto service uses and vacant land.

Land Sale Profile

Sale No. 3

Location & Property Identification

Property Name:	430, 502 & 510 Lincoln Street
Sub-Property Type:	Commercial
Address:	430, 502 & 510 Lincoln St.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	CBD
IRR Event ID:	2490901

Source of Land Info.: Public Records

Sale Information

Sale Price:	$760,000
Effective Sale Price:	$760,000
Sale Date:	06/11/2019
Recording Date:	06/12/2019
Listing Price:	$750,000
Sale Status:	Closed
$/Acre(Gross):	$798,571
$/Land SF(Gross):	$18.33
Grantor/Seller:	Dolores Marlene Manring
Grantee/Buyer:	Old Roseville, LLC
Property Rights:	Fee Simple
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	2019-0039984
Verified By:	Ligia Dejeu
Verification Date:	08/18/2020
Confirmation Source:	Victoria Shaw
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	MLS, RealQuest, Deed

Comments

This transaction represents the sale of three contiguous parcels located in the Old Town Historic District of the City of Roseville. Two of the parcels were improved with residential buildings totaling 4,743 square feet that had reached the end of their economic life and offered no contributory value (built in 1914 and 1926 and represented original construction). According to the listing broker, the buyer was responsible for the cost of demolition of the buildings.

The property is located within the Roseville Downtown Specific Plan.

Improvement and Site Data

Legal/Tax/Parcel ID:	011-147-012, -003, 014
Acres(Gross):	0.95
Land-SF(Gross):	41,457
Zoning Code:	HD/SA-DT
Zoning Desc.:	Old Town Historic District/Special Area

Land Sale Profile

Sale No. 4

Location & Property Identification

Property Name:	304 Washington Blvd
Sub-Property Type:	Residential
Address:	304 Washington Blvd.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	Historic District
IRR Event ID:	2298294

Sale Information

Sale Price:	$875,500
Effective Sale Price:	$875,500
Sale Date:	03/04/2019
Sale Status:	Closed
$/Acre(Gross):	$1,094,375
$/Land SF(Gross):	$25.12
Grantor/Seller:	City of Roseville
Grantee/Buyer:	Main Street Plaza, LLC.
Assemblage:	Yes
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Seller financing
Document Type:	Deed
Recording No.:	12818 & 12819
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar

Improvement and Site Data

MSA:	Sacramento--Roseville--Arden-Arcade, CA
Legal/Tax/Parcel ID:	011-145-005, 011-146-018, -019
Acres(Gross):	0.80
Land-SF(Gross):	34,848
Shape:	Irregular
Topography:	Level
Corner Lot:	Yes
Zoning Code:	HD/SA-DT
Zoning Desc.:	Old Town Historic District, Special Area, Downtown
Source of Land Info.:	Public Records

Comments

This comparable represents the sale of 3 non-contiguous parcels located at the northeast corner of Main Street and Washington Boulevard in Old Roseville. It appears the City of Roseville financed the transaction; however, the terms are unknown. The property is currently being developed as Main Street Plaza apartments, which will consist of of a 44-unit mixed-use affordable housing complex with 3,000 square feet of community-integrated commercial space, a 21-unit affordable housing complex and a public pedestrian paseo.

Land Sale Profile

Sale No. 5

Location & Property Identification

Property Name:	Vacant Commercial Land
Sub-Property Type:	Commercial, Retail
Address:	Galewind Dr.
City/State/Zip:	Lincoln, CA 95648
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2187248

Zoning Desc.:	Commercial
Source of Land Info.:	Public Records

Sale Information

Sale Price:	$1,364,000
Effective Sale Price:	$1,364,000
Sale Date:	11/15/2018
Sale Status:	Closed
$/Acre(Gross):	$440,000
$/Land SF(Gross):	$10.10
$/Acre(Usable):	$440,000
$/Land SF(Usable):	$10.10
Grantor/Seller:	Pappas Arizona, LS
Grantee/Buyer:	James Guertin and Jeanette Lowe
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	2018-0083497
Verification Type:	Secondary Verification

Comments

This comparable represents the sale of vacant land zoned for commercial development. It is located adjacent to the Kaiser Permanente Lincoln Medical Center as well as several developing residential subdivisions. The buyer intends to a construct a 104-room La Quinta Inn & Suites Hotel. The property was unentitled at the time of sale.

Improvement and Site Data

MSA:	Sacramento--Roseville--Arden-Arcade, CA
Legal/Tax/Parcel ID:	329-010-068
Acres(Usable/Gross):	3.10/3.10
Land-SF(Usable/Gross):	135,036/135,036
Usable/Gross Ratio:	1.00
Zoning Code:	C

Land Sale Profile

Sale No. 6

Location & Property Identification

Property Name:	Vacant Land
Sub-Property Type:	Commercial
Address:	129 Vernon St.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	CBD
IRR Event ID:	2673667

Sale Information

Listing Price:	$498,000
Effective Listing Price:	$498,000
Listing Date:	07/01/2021
Sale Status:	Listing
$/Acre(Gross):	$1,910,242
$/Land SF(Gross):	$43.86
$/Acre(Usable):	$1,910,242
$/Land SF(Usable):	$43.86
Grantee/Buyer:	Listing
Property Rights:	Fee Simple
Exposure Time:	3 (months)
Financing:	Cash to seller
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar, Listing Flyer

Comments

Current listing of a 0.26 acre parcel of land currently used as a parking lot. The property has an approved Minor Design Review Permit for a five-story, 24-unit mixed-use project with approximately 1,700 square feet of ground-floor retail space.

Improvement and Site Data

MSA:	Sacramento--Roseville--Arden-Arcade MSA
Legal/Tax/Parcel ID:	013-072-008
Acres(Usable/Gross):	0.26/0.26
Land-SF(Usable/Gross):	11,354/11,354
Usable/Gross Ratio:	1.00
Zoning Code:	CBD/SA - DT
Zoning Desc.:	Central Bus. Dist./Sp. Area-Downtown Specific Plan
Source of Land Info.:	Public Records

Vacant Land

Addendum E

Engagement Letter

AGREEMENT FOR APPRAISAL SERVICES

Project: 401 Oak Street

THIS AGREEMENT, is made and entered into this 9th day of JUNE, 2021, by and between the City of Roseville, a municipal corporation ("CITY"), and Seevers Jordan Ziegenmeyer dba Integra Realty Resources – Sacramento, a general partnership ("APPRAISER"); and

WITNESSETH:

WHEREAS, CITY requires certain appraisal services for 401 Oak Street located in Roseville, California and APPRAISER is willing to provide such services.

NOW, THEREFORE, the parties agree as follows:

1. Appraisal. APPRAISER shall appraise and establish an opinion of Market Value of the fee simple interest in the subject property As-Is (land value less demolition and hazardous waste abatement costs – to be provided) and As-If Vacant for the real property located in Roseville, California described as 401 Oak Street (APN: 013-290-002-000) ("the Property") in accordance with the scope of services described in Exhibit "A", attached hereto and incorporated herein by this reference. APPRAISER shall prepare and submit three (3) copies of a written appraisal report to the City Attorney of CITY, and shall mark the report "CONFIDENTIAL – ATTORNEY/CLIENT PRIVILEGE." The report shall contain at least the following:

(a) Date of inspection of the Property;

(b) Description of the Property with color photographs;

(c) Listings and description of comparable sales with color photographs of each comparable sale;

(d) Comparable sales map;

(e) Narrative description of the manner in which the conclusion of As-Is and As-If Vacant Market Value was reached, which valuation method or methods were used, and reasons why particular valuation methods were used or not used;

(f) Date of valuation;

(g) All assumptions or limiting conditions;

(h) Statement that APPRAISER has no interest in the Property;

(i) Statement of APPRAISER's qualifications; and

(j) A certificate of APPRAISER in substantially the form attached hereto as Exhibit "B."

2. Compensation. CITY shall pay APPRAISER a lump sum of Three Thousand Two Hundred and Fifty Dollars ($3,250.00) for tasks performed pursuant to this Agreement.

3. No Assignment. APPRAISER shall not assign this Agreement. APPRAISER shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without the prior written consent of CITY.

4. Termination. This Agreement may be terminated at any time by written notice from CITY, with or without cause. In such event, all finished and unfinished documents, project data, and reports shall, at the option of CITY, be delivered to CITY and become its property. APPRAISER shall immediately stop work, and shall within ten (10) calendar days deliver a final invoice for services to CITY.

5. No Conflict of Interest. APPRAISER (including principals, associates and professional employees) warrants that it is qualified to provide the services contracted for, and covenants that it does not now have any interest and shall not acquire any interest, direct or indirect, in the Property covered by this Agreement or any other interest which would conflict in any manner or degree with the performance of its services hereunder. APPRAISER further covenants that in the performance of its duties hereunder, no person having any such interest shall be employed.

6. Confidentiality. APPRAISER covenants that it will keep confidential all appraisals, conclusions, work product, communications and every other matter relating to this Agreement, unless CITY otherwise authorizes disclosure in writing.

7. Indemnification. To the fullest extent allowed by law, APPRAISER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of APPRAISER's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

APPRAISER's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

8. Insurance. APPRAISER agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

a. Form. APPRAISER shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. APPRAISER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of APPRAISER. The additional insured coverage under the APPRAISER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance

coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. APPRAISER shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. APPRAISER agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, APPRAISER shall require its subcontractors to agree to be bound to APPRAISER and CITY in the same manner and to the same extent as APPRAISER is bound to CITY under this Agreement. Additionally, APPRAISER shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability.

Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. APPRAISER hereby agrees to waive subrogation which any insurer of APPRAISER may acquire from APPRAISER by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by APPRAISER, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve APPRAISER of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

9. Notices. Any notice required by this Agreement shall be delivered or sent by first class mail, United States postage prepaid, addressed as follows:

CITY	APPRAISER
Robert Cline City of Roseville Economic Development Department 311 Vernon Street Roseville, CA 95678	Lance Jordan Integra Realty Resources 590 Menlo Drive Suite 1 Rocklin, CA 96765

Either party may amend its address for notice by giving notice to the other party.

10. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

11. Time is of the Essence. Time is of the essence of this Agreement.

12. Successors in Interest. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

13. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter hereof. All of the parties assume joint responsibility for the form and position of each and all of the contents of this Agreement and they agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each every part hereof.

14. Integration. This is an integrated Agreement, and contains all of the terms, considerations, understandings and promises of the parties. It shall be read as whole.

15. Compliance with Laws. APPRAISER shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

16. Ability to Perform. APPRAISER agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

17. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

18. Independent Contractor. APPRAISER shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

19. Representations and Warranties. APPRAISER warrants that it has not employed or retained any company or person, other than a bona fide employee working for APPRAISER, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

[Signatures Next Page]

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has executed this Agreement in duplicate by its City Manager and APPRAISER has caused this Agreement to be duly executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

SEEVERS JORDAN ZIEGENMEYER DBA INTEGRA REALTY RESOURCES – SACRAMENTO, a general partnership

BY: _____
LANCE JORDAN
Managing Partner

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
LAURA MATTEOLI
Economic Development Director

EXHIBIT "A"

SCOPE OF SERVICES

Integra Realty Resources
Sacramento

590 Menlo Drive
Suite 1
Rocklin, CA 95765

T 916.435.3883
F 916.435.4774
www.irr.com

May 26, 2021

Laura Matteoli
Economic Development Director
City of Roseville - Economic Development Department
Civic Center
311 Vernon Street
Roseville, California 95678

SUBJECT: City of Roseville Vacant Fire Department Building
401 Oak Street
Roseville, CA 95678

Dear Ms. Matteoli:

Thank you for considering Integra Realty Resources – Sacramento for your real estate valuation needs. Enclosed is my Agreement for Appraisal Services pertaining to the above referenced property. The total fee for delivery of the completed appraisal report will be $3,250.

Please return a signed copy of the attached Agreement to my office at your earliest convenience. The appraisal fee will be due 30 days NET after delivery of completed report. Provided the signed contract is received within 3 business days, we anticipate delivery of the completed report on or after July 1, 2021.

In accordance with the attached Agreement for Appraisal Services, the scope of this assignment will require IRR – Sacramento to consider all relevant and applicable approaches to value as determined during the course of our research, analysis of the subject property and preparation of the report.

If you have any questions, please do not hesitate to contact me at 916-435-3883, ext. 232 or by e-mail at ljordan@irr.com.

Respectfully submitted,

Integra Realty Resources - Sacramento

Lance Jordan
Certified General Real Estate Appraiser
CA Certificate # AG012709
Telephone: 916-435-3883, ext. 232
Email: ljordan@irr.com

Attachments

Agreement for Appraisal Services

The terms of the agreement are outlined as follows:

Date of the Agreement	March 26, 2021
Parties to the Agreement	Integra Realty Resources – Sacramento (also identified as "IRR") and City of Roseville (the "Client").
Purpose of the Appraisal	To provide an opinion of market value of the fee simple interest in the subject property as-is (land value less demolition and hazardous waste abatement costs – to be provided) and as-if vacant.
Intended User	The client and intended user is the City of Roseville - Economic Development Department. The appraisal is not intended for any other user.
Intended Use	This appraisal is intended to be used for establishing the market value of the subject property for marketing purposes. The appraisal is not intended for any other use.
Effective Date of Value	Date of inspection.
Appraised Property	The subject property is located at: 401 Oak Street Roseville, CA 95678 APN's: 013-120-001, 013-131-001, -002, -003, -017 and -019
USPAP Compliance	The appraisal will be prepared in conformance with and subject to the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation.
Prior Services	The Ethics Rule of USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Scope of Work	In accordance with our correspondence, the scope of this assignment will require IRR – Sacramento to consider all relevant and applicable approaches to value as determined during the course of our research, subject property analysis and preparation of the report. Please note, Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. Given that requirement, this appraisal may not be accepted by a Federally-regulated financial institution.
Appraisal Report Format	The appraisal will be communicated in an Appraisal Report – Summary / Standard format. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter agreement will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I.
Fee	The total fee for this assignment will be $3,250. It is understood that simple interest of 15% per annum will accrue on any unpaid balance for compensation due, subject to reduction pursuant to any applicable usury law. We shall also be entitled to recover our costs (including attorneys' fees), associated with collecting any amounts owed or otherwise incurred in connection with this assignment. If the assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed. Upon default, we shall be permitted to file a lien against the subject property for any amounts owed pursuant to this engagement.
Start, Acceptance, and Delivery Dates	Provided the signed contract is received within 3 business days, we will commence work on the assignment. Additionally, with these conditions met we anticipate delivery of the appraisal report on or after July 1, 2021. This delivery date is contingent on the absence of events outside our control, timely access for inspection of the subject property, as well as our receipt of all requested information necessary to complete the assignment.
Report Copies	A PDF of the appraisal report will be provided.
Inspection Disclosure	Please be advised that we are not experts in the areas of

	building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third-party expert reports, the appraisal will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.
Litigation Clause	In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony.
Use of Data	You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, IRR – Sacramento and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in the Integra database and for use in derivative products. You agree that all data already in the public domain may be utilized on an unrestricted basis. Finally, you agree that we may use commercially available as well as proprietary software programs to perform your assignment (web based and others).
Conflicts of Interest	If we discover during the course of preparing the appraisal there is a conflict of interest with a separate IRR office, we reserve the right to cancel the agreement and withdraw from the assignment without incurring penalties.

If you agree with the terms set forth in this letter and wish us to proceed with the engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

AGREED & ACCEPTED BY:

Integra Realty Resources – Sacramento

Lance Jordan
Managing Director

May 26, 2021

AGREED & ACCEPTED BY:

_____

Laura Matteoli
lmatteoli@roseville.ca.us
916-774-5284

_____

Date

ATTACHMENT I

STANDARD ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report and any work product related to the engagement will be limited by the following standard assumptions:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The subject property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the subject property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the subject property more or less valuable. Furthermore, there is no asbestos in the subject property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The subject property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

The appraisal report and any work product related to the engagement will be subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the subject property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the subject property without compensation relative to such additional employment.
6. We have made no survey of the subject property and assume no responsibility in connection with such matters. Any sketch or survey of the subject property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers

the subject property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the subject property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the subject property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the subject property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the subject property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the subject property or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the subject property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject property with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR – Sacramento and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties") shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the subject property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

23. The appraisal report and value conclusions for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

24. IRR – Sacramento is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the

engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

25. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of the subject property.

26. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

EXHIBIT "B"

CERTIFICATE OF APPRAISER

I hereby certify:

That I have personally inspected the subject property herein appraised. A personal field inspection of the comparable sales relied upon in making this appraisal has also been made. The subject and the comparable sales relied upon in making this appraisal are as represented by the photographs contained in this report.

That to the best of my knowledge and belief the statements contained in this appraisal are true and the information upon which the opinions expressed therein are based is correct, subject to the assumptions and limiting conditions set forth in the appraisal.

That I understand that such appraisal is to be used in connection with the disposition of the subject property by the City of Roseville.

The analysis, opinions, and conclusions in this report were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the American Institute of Real Estate Appraisers.

That neither my employment nor my compensation for making this appraisal report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in this property or in any benefit from the acquisition of such property appraised.

The out-of-context quoting from, or partial reprinting of, this report is not authorized.

That I have not revealed the findings and results of this appraisal to anyone other that the proper officials of the City of Roseville, and I will not do so until so authorized by the City, or until I am required to do so by due process of law, or until I am relieved of this obligation by having publicly testified as to such findings.

My opinion of value of the As-Is Market Value for the property has an effective valuation date of _____, and the As-Is Market Value is as follows:

Dollars

($_____)

_____ _____

Lance Jordan Date

Appraiser

Attachment C

Demolition and Grading Plans

IMPROVEMENT PLANS FOR:

401 OAK STREET DEMOLITION PROJECT

300 TAYLOR STREET, ROSEVILLE, CA

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS MAY BE USED ON THESE PLANS.

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUB-BASE
BO	BLOW-OFF VALVE
BV	BUTTERFLY VALVE
BW	BACK OF WALK
C/L	CENTERLINE
CB	CATCH BASIN
CL	CLASS
CMP	CORRUGATED METAL PIPE
CATV	CABLE TELEVISION
CO	CLEANOUT
COMM	COMMUNICATION
CONC.	CONCRETE
CONST.	CONSTRUCT
CR	CURB RETURN
CS	CONCRETE SURFACE
DC	DOUBLE CHECK VALVE
DDC	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
DS	DOWNSPOUT
E	ELECTRIC
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FS	FIRE SERVICE LINE
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOWLINE
FM	SANITARY SEWER FORCE MAIN
FF	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
G	GAS
GR	GRATE ELEVATION
GRD	GRADE ELEVATION
GV	GATE VALVE
HB	HOSE BIBB
HBD	HEADER BOARD
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
INV	PIPE INVERT ELEVATION
JP	JOINT UTILITY POLE
LF	LINEAL FEET
LIP	LIP OF GUTTER
LT	LEFT
MS	MOWSTRIP
NTS	NOT TO SCALE
OH	OVERHEAD
PCC	PORTLAND CEMENT CONCRETE
PD	PLANTER DRAIN
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R	RADIUS
RIM	MANHOLE RIM ELEVATION (SOLID COVER)
RP	REDUCED PRESSURE BACKFLOW PREVENTER
RW	RIGHT OF WAY
SCH	SCHEDULE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SG	SUBGRADE ELEVATION
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
S/W	SIDEWALK
T	TELEPHONE
TC	TOP OF CURB
TD	TRENCH DRAIN
TDCB	TRENCH DRAIN CATCH BASIN
TP	TELEPHONE POLE
TRW	TOP OF RETAINING WALL
TSW	TOP OF SEAT WALL
TW	TOP OF WALK ELEVATION
U	UTILITY
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
VCP	VITRIFIED CLAY PIPE
W	WATER
W/	WITH
W/O	WITHOUT
WV	WATER VALVE

LEGEND

NOTE: NOT ALL ITEMS MAY BE USED ON THESE PLANS.

PROPOSED GRADING:

99.99	ELEVATION
FF=100.00	FINISHED FLOOR ELEVATION
PAD=99.33	BUILDING PAD ELEVATION
	CONCRETE SIDEWALK
	DRAINAGE FLOW
	SWALE
	SLOPE
	TREE TO BE REMOVED

EXTERIOR SITE WORK ONLY

1. THIS PROJECT CONSISTS OF THE REMOVAL OF AN EXISTING BUILDING AND ASSOCIATED SITE AMENITIES. FOLLOWING DEMOLITION, SITE WILL BE ROUGH GRADED AND HYDROSEEDED.

DEMOLITION NOTES

1. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK. CBC CHAPTER 31.
2. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATION, NOTIFY BUILDING OWNER AND COORDINATE FURTHER REQUIREMENTS TO COMPLY WITH APPLICABLE REGULATIONS, LAWS & ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE.

TYPICAL NOTES

1. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF CITY OF ROSEVILLE IN WRITING.
2. MAXIMUM SLOPE MEANS THE SLOPE SHALL NOT EXCEED THE SLOPE SHOWN.
3. MINIMUM SLOPE MEANS THE SLOPE SHALL NOT BE LESS THAN THE SLOPE SHOWN.
4. MATCH EXISTING MEANS THE CONSTRUCTION SHALL MATCH THE SAME OR SIMILAR EXISTING ITEM IN QUALITY, SHAPE, SIZE, COLOR TEXTURE, PATTERN, HEIGHT AND ALIGNMENT, U.N.O.

COMPLIANCE WITH CODES AND AUTHORITIES AND DOCUMENTS

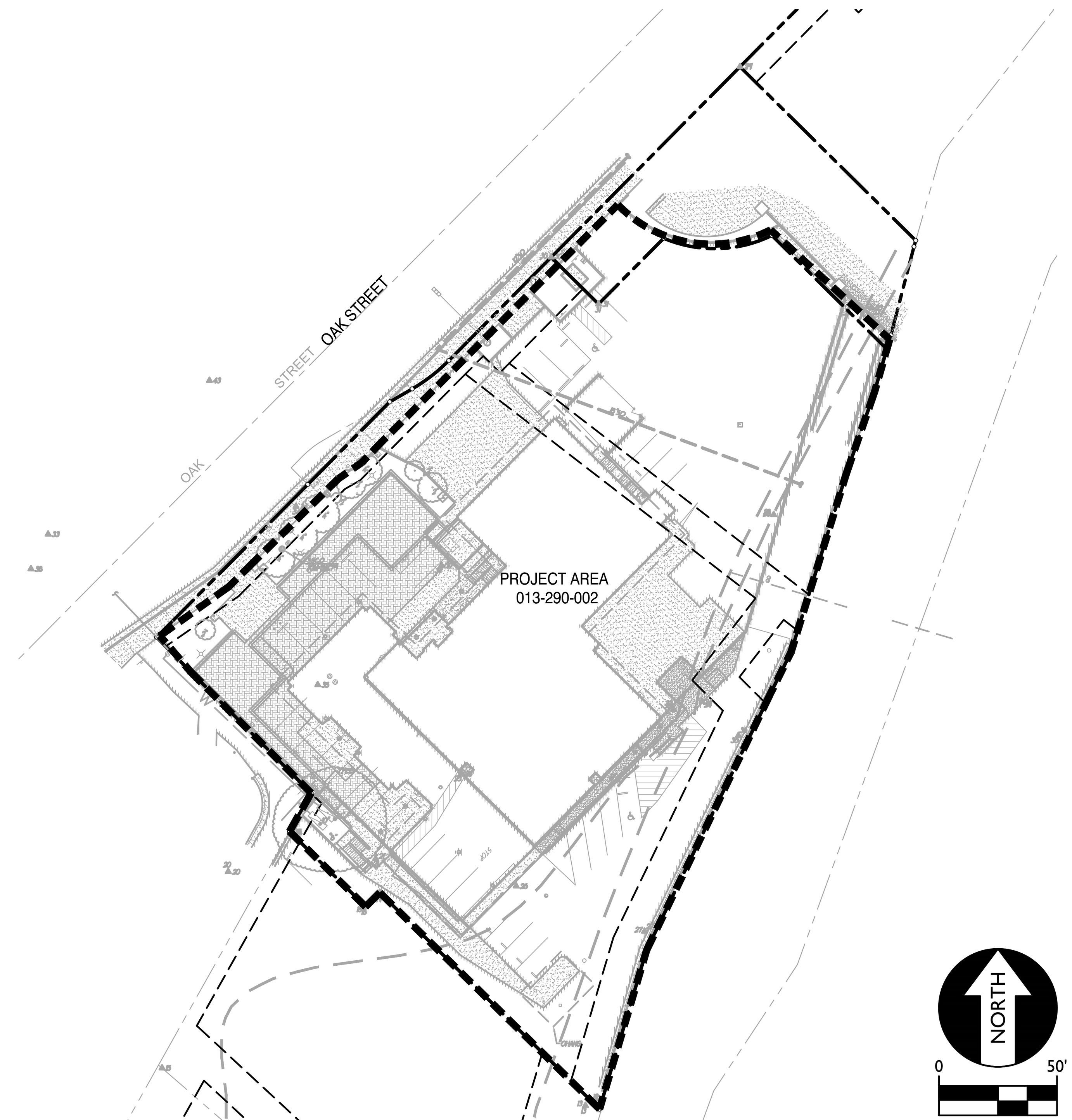
1. ALL WORK SHALL COMPLY WITH THE MINIMUM STANDARDS OF THE CALIFORNIA BUILDING CODE – C.B.C., AMERICANS WITH DISABILITIES ACT – ADA AND C.B.C. SEC. 107.
2. ALL WORK SHALL COMPLY WITH THE CURRENT EDITIONS ADOPTED BY AGENCIES HAVING JURISDICTION AND SUPPLEMENTS OF THE FOLLOWING STATE REGULATIONS, CODES AND AUTHORITIES:
   A. CALIFORNIA BUILDING CODE – TITLE 8. CALIFORNIA CODE OF REGULATIONS, INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS.
   B. CALIFORNIA BUILDING CODE – TITLE 24 PART 2 CALIFORNIA CODE OF REGULATIONS
   C. CALIFORNIA BUILDING CODE – TITLE 24 PART 2 CALIFORNIA CODE OF REGULATIONS, BARRIER FREE ACCESS OF THE PHYSICALLY HANDICAPPED.
   D. CALIFORNIA BUILDING CODE – TITLE 24 CALIFORNIA ADMINISTRATIVE CODE ENERGY REGULATIONS.
   E. CALIFORNIA FIRE CODE.
3. ALL WORK SHALL COMPLY WITH THE CURRENT EDITIONS OF THE FOLLOWING LOCAL REGULATIONS, CODES AND AUTHORITIES:
   A. BUILDING INSPECTION DIVISION.
   B. PLANNING AND DEVELOPMENT.
   D. FIRE DEPARTMENT/ DEPARTMENT OF TRANSPORTATION.
4. DIMENSIONS:
   A. DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
   B. DIMENSIONS TO EXISTING CURBS ARE TO FACE OF CURB.
   C. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
5. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
6. CONTRACTOR SHALL SAWCUT EXISTING CONCRETE AT CONTROL JOINT/EXPANSION JOINT WHERE EVER POSSIBLE. IF NOT POSSIBLE, CONTRACTOR SHALL COORDINATE AND REVIEW LOCATION IN FIELD WITH CITY OF ROSEVILLE PRIOR TO CUTTING.

FEMA MAP NUMBER 06061C1031H

THE SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN "ZONE X--AREA OF MINIMAL FLOOD HAZARD" AND PARTIALLY LOCATED WITHIN "ZONE AE--A FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION(S) (BFE) DETERMINED PER FLOOD INSURANCE RATE MAP 06061C1031H DATED NOVEMBER 2, 2018.

HOURS OF CONSTRUCTION

IN ACCORDANCE WITH THE CITY'S NOISE ORDINANCE, THE HOURS OF PROJECT CONSTRUCTION SHALL BE LIMITED TO THE FOLLOWING: 7:00AM TO 7:00PM (MONDAY THROUGH FRIDAY) 8:00AM TO 8:00PM (SATURDAY, SUNDAY AND HOLIDAYS)



SITE PLAN

Know what's below. Call before you dig.

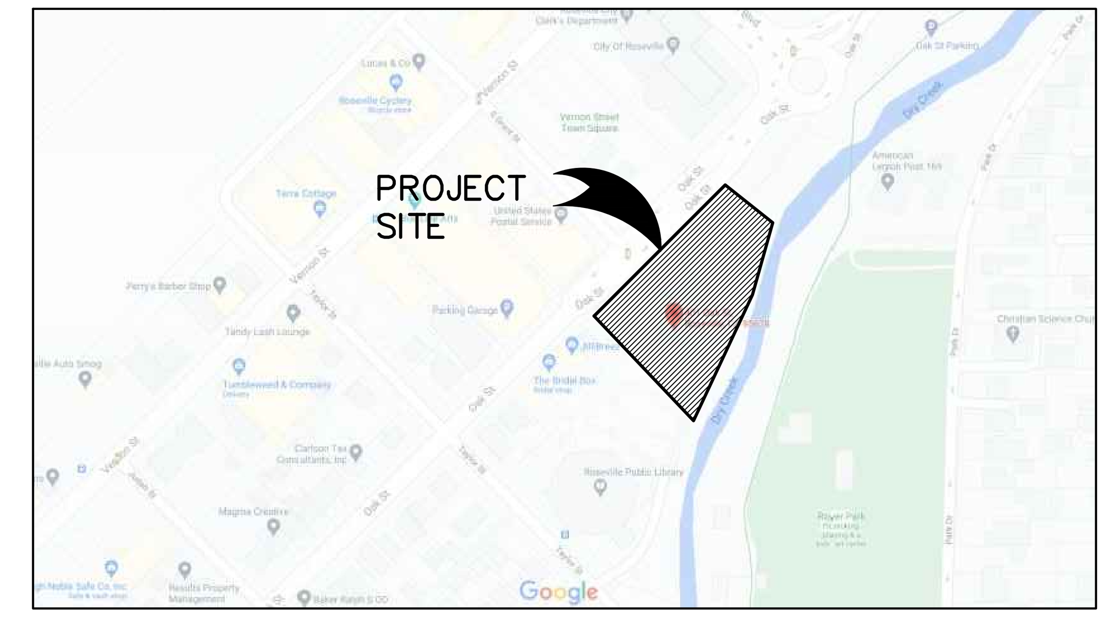
REFERENCE CODES

NOTE: ALL NEW WORK, UNDER THIS PERMIT, SHALL CONFORM TO THE FOLLOWING MODEL CODES: 2019 CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 , CALIFORNIA BUILDING STANDARDS COMMISSION (CBSC)

- PART 1 – BUILDING STANDARDS, CALIFORNIA ADMINISTRATIVE CODE
- PART 2 ,VOLUME 1 OF 2 – CALIFORNIA BUILDING CODE (CBC), W/ CITY OF ROSEVILLE AMENDMENTS CITY OF ROSEVILLE ENFORCES CBC CHAPTERS 11A & 11B FOR DISABLED ACCESS COMPLIANCE
- PART 2 ,VOLUME 2 OF 2 – CALIFORNIA BUILDING CODE (CBC), W/ CITY OF ROSEVILLE AMENDMENTS
- PART 3 – CALIFORNIA ELECTRICAL CODE (CEC), W/ CITY OF ROSEVILLE AMENDMENTS
- PART 4 – CALIFORNIA MECHANICAL CODE (CMC), W/ CITY OF ROSEVILLE AMENDMENTS
- PART 5 – CALIFORNIA PLUMBING CODE (CPC), W/ CITY OF ROSEVILLE AMENDMENTS
- PART 6 – CALIFORNIA ENERGY CODE (CEC)
- PART 7 – (NO LONGER PUBLISHED, REFER TO TITLE 8)
- PART 8 – CALIFORNIA HISTORICAL BUILDING CODE
- PART 9 – CALIFORNIA FIRE CODE , W/ CITY OF ROSEVILLE AMENDMENTS
- PART 10 – CALIFORNIA CODE FOR BUILDING CONSERVATION
- PART 11 – CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

CURRENT CALIFORNIA CODE OF REGULATIONS (CCR), OFFICE OF ADMINISTRATIVE LAW

- TITLE 8, CCR, INDUSTRIAL REGULATIONS, SUBCHAPTER 6. ELEVATOR SAFETY ORDERS
- TITLE 19 – C.C.R.PUBLIC SAFETY
- TITLE 24 – C.C.R. BUILDING STANDARDS CODE



VICINITY MAP

NO SCALE

SHEET LEGEND

SHEET	DESCRIPTION
C0.1	COVER SHEET
C0.2	TOPOGRAPHIC SURVEY (LOWER LEVEL)
C0.3	TOPOGRAPHIC SURVEY (UPPER LEVEL)
C1.1	DEMOLITION PLAN (LOWER LEVEL)
C1.2	DEMOLITION PLAN (UPPER LEVEL)
C2.1	GRADING PLAN
C3.1	EROSION CONTROL PLAN

CONTRACTOR RESPONSIBILITIES

1. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND SHALL NOTIFY THE CITY OF ROSEVILLE OF ANY DISCREPANCIES FOUND PRIOR TO PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES OR EXISTING CONDITION CONFLICTS TO THE CITY OF ROSEVILLE BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL NOT PROCEED WITH WORK RELATED TO ANY DISCREPANCIES OR EXISTING CONDITION CONFLICT WITHOUT RESOLUTION FROM THE CITY OF ROSEVILLE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY OF ROSEVILLE OF ANY CONFLICTS HEREIN – EITHER UNAPPARENT OR OBVIOUS – PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE CITY OF ROSEVILLE AT NO ADDITIONAL COST AND WITH NO TIME EXTENSION OF THE PROJECT SCHEDULE.
5. THE CONTRACTOR SHALL CREATE A TRAFFIC SAFETY PLAN, SITE CLEAN UP/ MAINTENANCE PLAN AND PHASING PLAN FOR REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND EMPLOYEES USING THE FACILITY, AND THEIR VEHICLES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL EXISTING MATERIAL, DEMOLITION WORK/ MATERIAL OR SURPLUS MATERIAL. CONTRACTOR SHALL RECYCLE ALL MATERIAL POSSIBLE AND SHALL COMPLY WITH JURISDICTIONS WASTE MANAGEMENT REQUIREMENTS.
   A. CONTRACTOR SHALL SUBMIT A WASTE MANAGEMENT PLAN BY EMAIL TO SCST@ROSEVILLE.CA.US OR BY FAX TO 916-774-5798. FOR QUESTIONS OR ASSISTANCE COMPLETING A WASTE MANAGEMENT PLAN PLEASE CALL 916-774-5780. FOR ASSISTANCE ON DRAFTING A PLAN OR QUESTIONS REGARDING THE RESOURCE GUIDE, PLEASE CONTACT: SHELLY TILLEY, REFUSE SUPERINTENDENT STILLEY@ROSEVILLE.CA.US 916-774-5785 ENVIRONMENTAL UTILITIES – SOLID WASTE DIVISION. REFERENCE CGBSC SEC. 5.408.
8. CONTRACTOR SHALL VERIFY LAYOUT IN THE FIELD WITH THE CITY OF ROSEVILLE PRIOR TO DEMOLITION WORK AND DURING FORMING PRIOR TO CONCRETE POUR. IF CONTRACTOR FINDS A DISCREPANCY OR CONFLICT WITH EXISTING CONDITIONS, HE SHALL CONTACT THE CITY OF ROSEVILLE IMMEDIATELY. THE CONTRACTOR SHALL ADJUST THE LAYOUT AS DIRECTED BY THE CITY OF ROSEVILLE TO RESOLVE THE DISCREPANCY OR EXISTING CONDITION AT NO ADDITIONAL COST TO THE CITY OF ROSEVILLE.
9. CONTRACTOR TO BID ALL CURBS AS FULL DEPTH/BARRIER CURBS AS DETAILED.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN CONDITION AND SHALL CLEAN ALL AREAS AT COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.
13. THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT AND/OR LOCATIONS OF EXISTING UTILITIES ABOVE OR BELOW GRADE WITH THE RESPECTIVE UTILITY COMPANIES.
14. LANDSCAPING AND IRRIGATION REPAIRS SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR.

A.P.N.: 013-290-002

BENCHMARK NO. CITY BM83 ELEV. 142.237 NGVD 29

3¼" BRASS DISC STAMPED SEPT. 97 LS4519 DRY CREEK AT DOUGLAS BLVD. NE CORNER OF BRIDGE IN CONCRETE BARRIER.

HORIZONTAL SCALE: AS NOTED

VERTICAL SCALE: N/A

JOB NO.: 21-008

AGENCY APPROVAL		
	BY	DATE

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED: AT

DRAWN: AT

CHECKED: AT

DATE: 03-24-21

REGISTERED PROFESSIONAL ENGINEER ANTHONY J. TASSANO NO. C74696 CIVIL STATE OF CALIFORNIA

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

TITLE: COVER SHEET

PROJECT: DEMOLITION PROJECT AT 401 OAK STREET

ROSEVILLE, CALIFORNIA

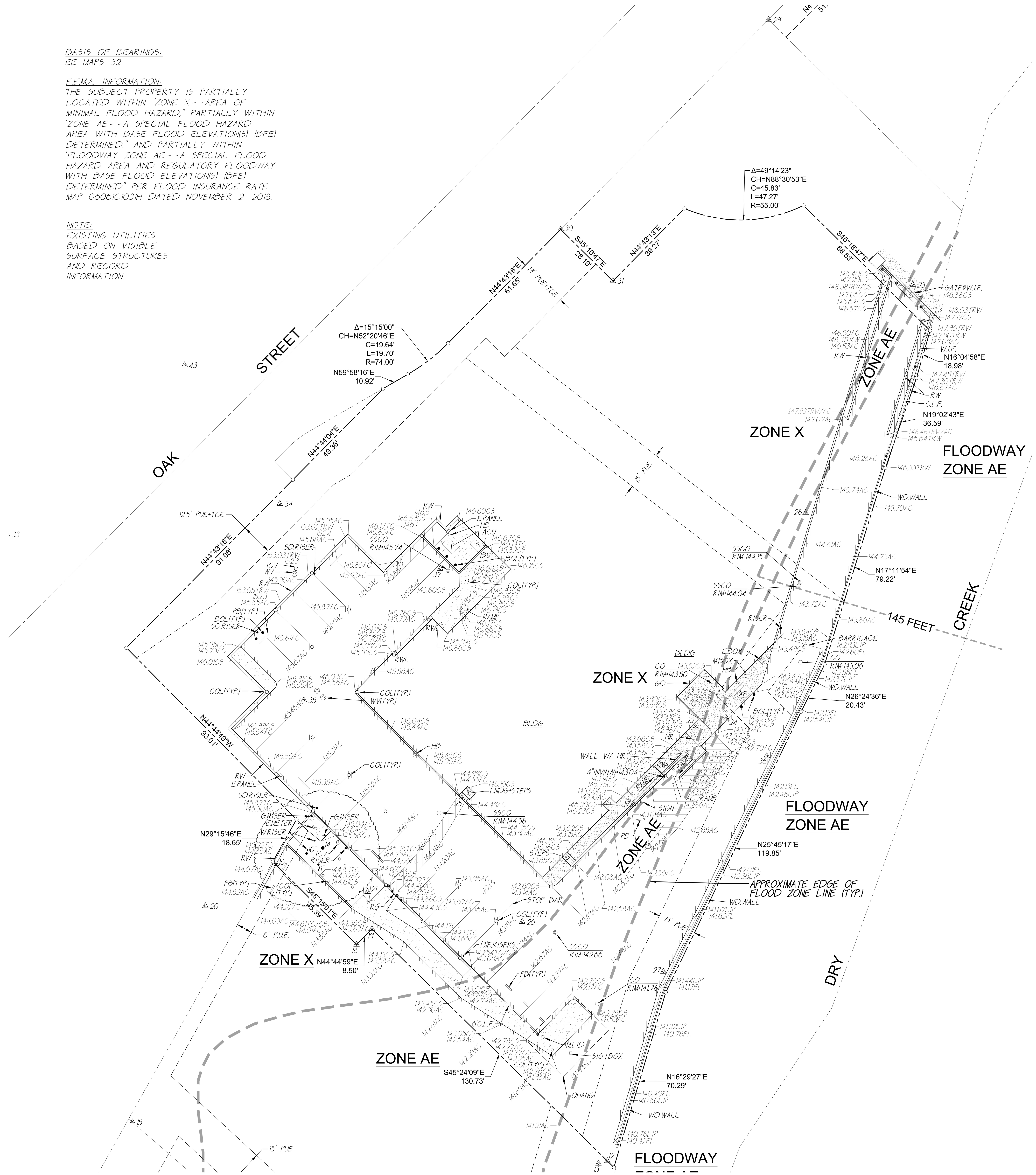
SHEET NO. C0.1

FILENAME:I:\21-008\CIVIL\DWG\21-008-C01.DWG PLOTTED: Thursday, March 18, 2021

BASIS OF BEARINGS:
EE MAPS 32

F.E.M.A. INFORMATION:
THE SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN "ZONE X--AREA OF MINIMAL FLOOD HAZARD," PARTIALLY WITHIN "ZONE AE--A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION(S) (BFE) DETERMINED," AND PARTIALLY WITHIN "FLOODWAY ZONE AE--A SPECIAL FLOOD HAZARD AREA AND REGULATORY FLOODWAY WITH BASE FLOOD ELEVATION(S) (BFE) DETERMINED" PER FLOOD INSURANCE RATE MAP 06061C1031H DATED NOVEMBER 2, 2018.

NOTE:
EXISTING UTILITIES BASED ON VISIBLE SURFACE STRUCTURES AND RECORD INFORMATION.



EXISTING TOPOGRAPHY

- = PROPERTY LINE
- = CENTERLINE
- = EASEMENT
- = PROPERTY CORNER FOUND AS NOTED
- = PROPERTY CORNER NOTHING FOUND OR SET
- 123 = TEMPORARY BENCHMARK (SEE TBM LIST FOR INFO)
- = SWALE OR DRAINAGE FLOW
- = DRAINAGE FLOW
- = FENCE (TYPE NOTED)
- = TREE (SIZE/TYPE INDICATED)
- = SLOPE
- 100 = CONTOUR
- = CONCRETE SURFACE
- = EDGE OF ASPHALT
- = EDGE OF BUILDING
- = SIGN
- = POST OR BOLLARD
- 99.9 = GROUND ELEVATION
- 99.99 = HARD SURFACE ELEVATION

EXISTING UTILITIES

- 12"SD = STORM DRAIN LINE (SIZE + DIRECTION OF FLOW)
- 12"SD = STORM DRAIN LINE (RECORD INFORMATION)
- 12"SD = STORM DRAIN LINE (UNDERGROUND LOCATING)
- = STORM DRAIN MANHOLE
- = STORM DRAIN CLEANOUT
- = DROP INLET
- = AREA DRAIN
- RWL = RAIN WATER LEADER
- DS = DOWNSPOUT
- 12"SS = SANITARY SEWER LINE (SIZE + DIRECTION OF FLOW)
- 12"SS = SANITARY SEWER LINE (RECORD INFORMATION)
- 12"SS = SANITARY SEWER LINE (UNDERGROUND LOCATING)
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER CLEANOUT
- —W— = WATER LINE (SIZE INDICATED)
- —W— = WATER LINE (RECORD INFORMATION)
- —W— = WATER LINE (UNDERGROUND LOCATING)
- = WATER MANHOLE
- = WATER VALVE
- WM = WATER METER
- W = WATER BOX
- = IRRIGATION CONTROL VALVE
- = FIRE HYDRANT
- = BACKFLOW PREVENTER
- = SPRINKLER
- = HOSE BIBB
- —OH-E— = OVERHEAD ELECTRIC LINE
- —E— = UNDERGROUND ELECTRIC LINE
- —E— = UNDERGROUND ELECTRIC LINE (RECORD INFORMATION)
- —E— = UNDERGROUND ELECTRIC LINE (UNDERGROUND LOCATING)
- = ELECTRIC MANHOLE
- = UTILITY POLE (WITH GUY WIRE)
- EM = ELECTRIC METER
- E = ELECTRIC BOX
- SLB = STREET LIGHTING BOX
- OR = LIGHT STANDARD
- = SIGNAL LIGHT
- = FLOOD LIGHT
- = ELECTRICAL OUTLET
- —G— = GAS LINE (SIZE INDICATED)
- —G— = GAS LINE (RECORD INFORMATION)
- —G— = GAS LINE (UNDERGROUND LOCATING)
- = GAS MANHOLE
- = GAS VALVE
- GM = GAS METER
- —T— = TELEPHONE LINE
- —T— = TELEPHONE LINE (RECORD INFORMATION)
- —T— = TELEPHONE LINE (UNDERGROUND LOCATING)
- SD = STORM DRAIN BOX
- TS = TRAFFIC SIGNAL BOX

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS MAY BE USED ON THESE PLANS.

AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACU	AIR CONDITIONING UNIT
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
ARV	AIR RELEASE VALVE
BBALL	BASKETBALL POLE
BCM	BRASS CAP MONUMENT
BFP	BACK FLOW PREVENTER
BL.	BLOCK
BLDG	BUILDING
BOL	BOLLARD
BOV	BLOW-OFF VALVE
BR.	BRICK
B.W.F.	BARBED WIRE FENCE
C	COMMUNICATION
C/L	CENTERLINE
CATV	CABLE TELEVISION
CIP	CAPPED IRON PIPE
C.L.F.	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COL	COLUMN
CONC.	CONCRETE
COND.	CONDENSATE
CPF	CONTROL POINT FOUND
CPS	CONTROL POINT SET
CS	CONCRETE SURFACE
D	DEPTH
DF	DRINKING FOUNTAIN
DG	DECOMPOSED GRANITE
DI	DROP INLET
DIA	DIAMETER
DRWY	DRIVEWAY
DS	DOWNSPOUT
DWG	DRAWING
E	ELECTRIC
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FA	FIRE ALARM
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOWLINE
FO	FIBER OPTIC
FS	FIRE SERVICE
G	GAS
GB	GRADE BREAK
GD	GARAGE DOOR
GR	GRATE
GRB	GROUND ROD BOX
GROD	GROUND ROD
GV	GAS VALVE
HB	HOSE BIBB
HBD	HEADER BOARD
HP	HIGH PRESSURE
HR	HANDRAIL
HVE	HIGH VOLTAGE ELECTRIC
HWF	HOG WIRE FENCE
IC	IN CONCRETE
ICP	IRRIGATION CONTROL PANEL
ICV	IRRIGATION CONTROL VALVE
INV	PIPE INVERT ELEVATION
IRR	IRRIGATION
JP	JOINT UTILITY POLE
JT	JOINT TRENCH
LNDG	LANDING
LVE	LOW VOLTAGE ELECTRIC
M.	METAL
MH	MANHOLE
MS	MOW STRIP
MSC	METAL STORAGE CONTAINER
NTS	NOT TO SCALE
OH	OVERHEAD
OHANG	OVERHANG
OIP	OPEN IRON PIPE
OSPH	OLD STEEL POST HOLE
P/L	PROPERTY LINE
PA	PLANTER AREA
PB	PARKING BUMPER
PH	POSTHOLE
PIV	POST INDICATOR VALVE
PP	POWER POLE
PRKG	PARKING
PUE	PUBLIC UTILITY EASEMENT
PV	PAVERS
PVC	POLYVINYL CHLORIDE
R	RUBBER
RG	ROLLING GATE
RIM	MANHOLE RIM ELEVATION
ROW	RIGHT OF WAY
RW	RETAINING WALL
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SIG	SIGNAL
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STL.	STEEL
T	TELEPHONE
TBALL	TETHER BALL POLE
TBM	TEMPORARY BENCHMARK
TC	TOP OF CURB
TOW	TOP OF WALL
TP	TELEPHONE POLE
TRW	TOP OF RETAINING WALL
UG	UNDERGROUND
UNK	UNKNOWN
V	VENT
VBALL	VOLLEYBALL
W	WATER
W/	WITH
WD.	WOOD
WF	WOOD FENCE
W.I.F.	WROUGHT IRON FENCE
W.R.F.	WOOD RAIL FENCE
XF	TRANSFORMER
XWALK	CROSSWALK

GRAPHIC SCALE

20' 0 10' 20' 40'

(IN FEET) 1 inch = 20 feet

NORTH

THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.

A.P.N. 013-290-002

BENCHMARK NO. CITY BM83 ELEV. 142.237 NGVD 29

3¼" BRASS DISC STAMPED SEPT. 97 LS4519 DRY CREEK AT DOUGLAS BLVD. NE CORNER OF BRIDGE IN CONCRETE BARRIER.

HORIZONTAL SCALE: AS NOTED

VERTICAL SCALE: N/A

JOB NO.: 21-008

AGENCY APPROVAL	BY	DATE

REVISIONS NO.	DESCRIPTION	DATE

DESIGNED: AT

DRAWN: AT

CHECKED: AT

DATE: 03-24-21

REGISTERED PROFESSIONAL ENGINEER ANTHONY J. TASSANO NO. C74696 CIVIL STATE OF CALIFORNIA

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

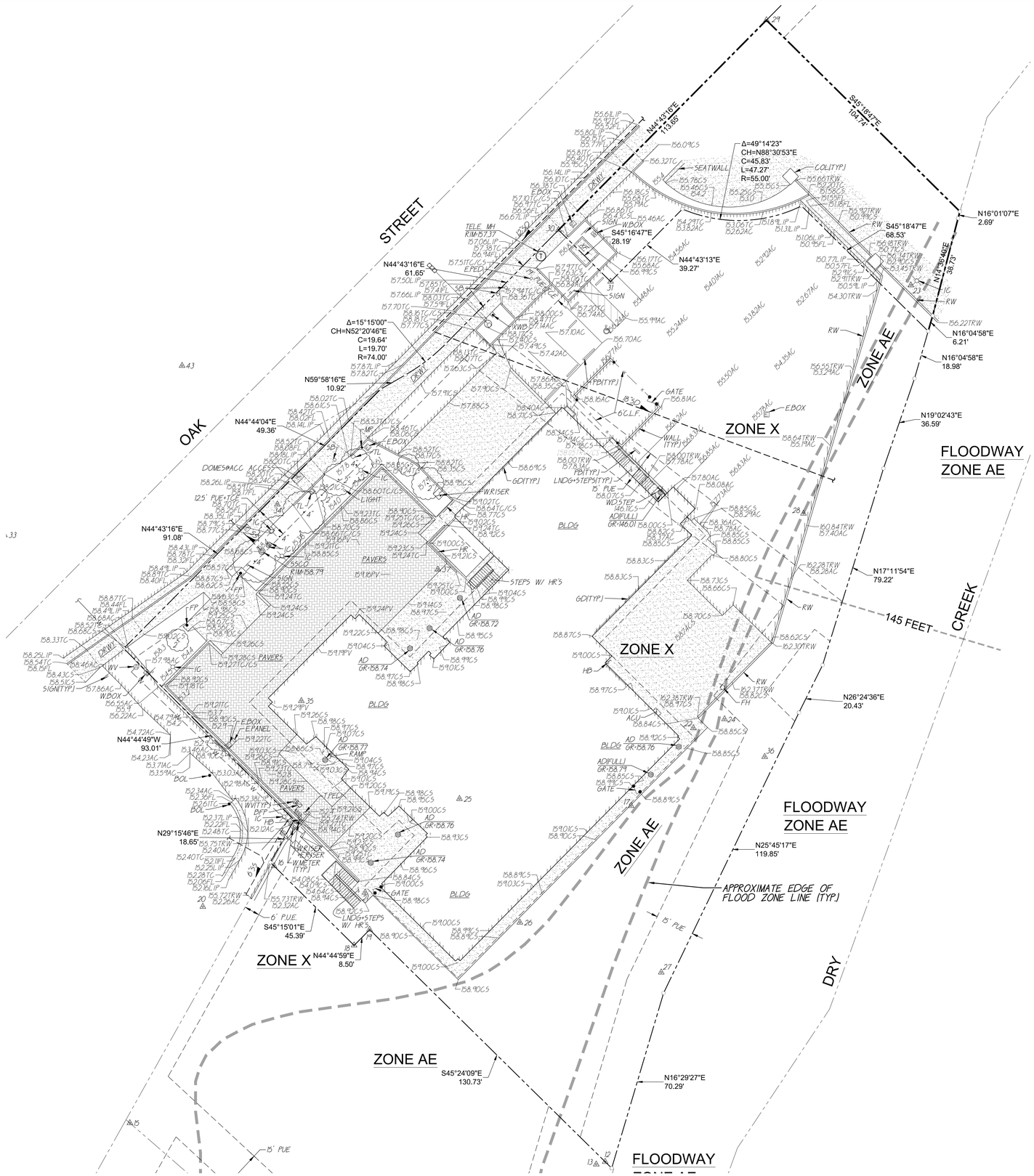
TITLE: TOPOGRAPHIC SURVEY (LOWER LEVEL)

PROJECT: DEMOLITION PROJECT AT 401 OAK STREET

ROSEVILLE, CALIFORNIA

SHEET NO. C0.2

FILENAME: I:\21-008\CIVIL\DWG\21-008-C02.DWG PLOTTED: Thursday, March 18, 2021



TBM LIST

NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	CPS CHISELED "+"	2034155.32	6765694.91	148.90
2	CPF IP LS 8679	2034118.54	6765738.22	147.91
3	CPF PK IN WLK	2034019.37	6765836.47	140.66
4	CPF CL MON AL CAP	2033828.77	6765399.06	148.38
5	CPF PK	2033830.31	6765400.28	148.68
6	CPS CHISELED "+"	2034045.77	6765866.78	139.56
7	CPF CHISELED "+"	2034022.82	6765834.36	140.58
8	CPF AL CAP LS 8679	2034011.84	6765843.94	140.27
9	CPF PK AT FLIGHT X	2033907.82	6765834.74	139.02
10	CPF AL CAP LS 8679	2033936.07	6765767.98	141.39
11	CPF IP LS 8679	2034041.17	6765660.72	149.80
12	CPF IP LS 8679	2034461.93	6765910.22	140.75
13	CPF PK	2034460.93	6765906.79	140.83
14	CPF IP LS 8679	2034328.93	6765614.21	151.54
15	CPF AL CAP LS 8679	2034476.83	6765727.42	143.45
16	CPF AL CAP LS 8679	2034575.75	6765782.85	144.70
17	CPS CHISELED "+"	2034598.92	6765920.21	143.60
18	CPF AL CAP LS 8679	2034545.24	6765813.65	143.76
19	CPF AL CAP LS 8679	2034551.28	6765819.61	143.82
20	CPS CHISELED "+"	2034560.08	6765755.45	152.31
21	CPS CHISELED "+"	2034565.56	6765817.90	158.93
22	CPS CHISELED "+"	2034628.82	6765944.14	158.97
23	CPS CHISELED "+"	2034799.29	6766027.81	155.96
24	CPS CHISELED "+"	2034632.26	6765956.15	143.03
25	CPS CHISELED "+"	2034601.61	6765854.18	145.01
26	CPF PK+SHINER	2034554.01	6765877.42	143.16
27	CPF PK+SHINER	2034534.82	6765931.79	141.58
28	CPF PK	2034711.42	6765986.51	157.07
29	CPF CIP LS 8679	2034901.31	6765972.27	154.66
30	CPF CIP LS 8679	2034820.58	6765812.29	157.08
31	CPF AL CAP LS 8679	2034800.69	6765912.32	155.91
32	CPF CIP LS 8679	2035010.14	6766080.05	152.05
33	CPS CHISELED "+"	2034703.13	6765679.13	159.11
34	CPS CHISELED "+"	2034714.91	6765784.14	158.66
35	CPF PK+SHINER	2034639.31	6765793.37	145.48
36	CPF PK+SHINER	2034617.79	6765971.58	142.60
37	CPF PK+SHINER	2034689.92	6765845.87	145.77
38	CPF CHISELED "+"	2034688.40	6765671.88	158.60
39	CPF CHISELED "+"	2034745.29	6765605.84	158.91
40	CPF CHISELED "+"	2034807.86	6765535.40	159.12
41	CPS CHISELED "+"	2034920.38	6765418.23	159.23
42	CPF CHISELED "+"	2034802.71	6765550.95	159.00
43	CPS CHISELED "+"	2034768.30	6765747.48	158.63
53	CPS CHISELED "+"	2033888.62	6765415.99	148.87
56	CPS CHISELED "+"	2034253.49	6765850.29	138.05
60	CPS MAG NAIL	2034430.61	6765812.17	140.96

GRAPHIC SCALE

20' 0 10' 20' 40'

(IN FEET) 1 inch = 20 feet

NORTH

THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.

A.P.N. 013-290-002

BENCHMARK NO. CITY BM83 ELEV. 142.237 NGVD 29

31" BRASS DISC STAMPED SEPT. 97 LS4519 DRY CREEK AT DOUGLAS BLVD. NE CORNER OF BRIDGE IN CONCRETE BARRIER.

HORIZONTAL SCALE: AS NOTED

VERTICAL SCALE: N/A

JOB NO.: 21-008

NO.	DESCRIPTION	DATE	BY	DATE
	REVISIONS		AGENCY APPROVAL	

DESIGNED: AT

DRAWN: AT

CHECKED: AT

DATE: 03-24-21

REGISTERED PROFESSIONAL ENGINEER ANTHONY J. TASSANO No. 57888 OF CALIFORNIA

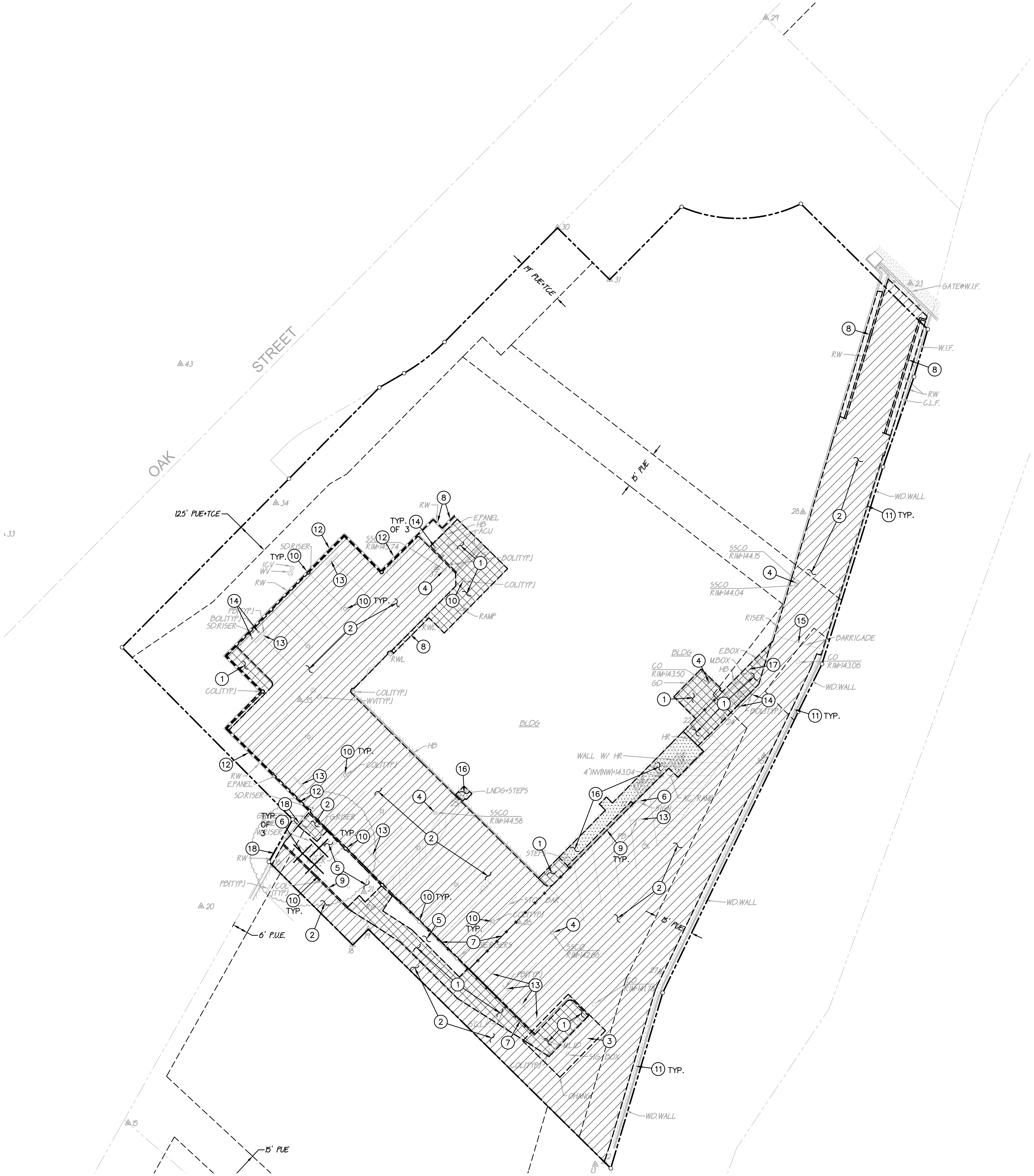
WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

TITLE: TOPOGRAPHIC SURVEY (UPPER LEVEL)

PROJECT: DEMOLITION PROJECT AT 401 OAK STREET ROSEVILLE, CALIFORNIA

SHEET NO. C0.3

FILENAME:I:\21-008\CIVIL\DWG\21-008-C03.DWG PLOTTED: Thursday, March 18, 2021



DEMOLITION NOTES

NOTE: THE CONSTRUCTION NOTES ON THIS SHEET REFER TO THIS SHEET ONLY

1. REMOVE EXISTING CONCRETE PAVING AND AGGREGATE BASE. WHERE SAWCUTS ARE NECESSARY, THEY SHALL BE A NEAT STRAIGHT LINE. CUT SHALL BE MADE AT NEAREST EXISTING JOINT TO LOCATION SHOWN.
2. REMOVE EXISTING ASPHALT PAVING AND AGGREGATE BASE. WHERE SAWCUT EDGES ARE SHOWN, THEY SHALL BE A NEAT STRAIGHT LINE. MAINTAIN CLEAN STRAIGHT CUT EDGE UNTIL NEW PAVING PLACED.
3. REMOVE AND DISPOSE OF EXISTING STRUCTURAL COVER, COLUMN AND ASSOCIATED FOOTINGS.
4. REMOVE AND DISPOSE OF EXISTING SEWER SERVICE PER ROSEVILLE ENVIRONMENTAL UTILITIES STANDARDS AND SPECIFICATIONS. CAP SEWER 2FT. BEHIND BACK OF WALK OR CURB.
5. REMOVE AND DISPOSE OF EXISTING LANDSCAPE AND IRRIGATION.
6. REMOVE AND DISPOSE OF EXISTING TREE AND ASSOCIATED ROOTS.
7. REMOVE AND DISPOSE OF EXISTING FENCE, GATE, POSTS AND ASSOCIATED CURB/FOOTINGS.
8. REMOVE AND DISPOSE OF EXISTING RETAINING WALL AND ASSOCIATED FOOTINGS.
9. REMOVE AND DISPOSE OF EXISTING CURB.
10. REMOVE AND DISPOSE OF EXISTING BUILDING COLUMN AND ASSOCIATED FOOTINGS.
11. EXISTING WOODEN WALL AND VALLEY GUTTER TO REMAIN.
12. REMOVE AND DISPOSE OF EXISTING RETAINING WALL AND ASSOCIATED FOOTINGS.
13. REMOVE AND DISPOSE OF EXISTING CONCRETE WHEEL STOP.
14. REMOVE AND DISPOSE OF EXISTING BOLLARD AND ASSOCIATED FOOTING.
15. REMOVE AND DISPOSE OF EXISTING BARRICADE AND ASSOCIATED FOOTING.
16. REMOVE AND DISPOSE OF EXISTING RAMPS/STAIRS, HANDRAILS, RETAINING WALLS AND ASSOCIATED FOOTINGS IN THEIR ENTIRETY.
17. REMOVE AND DISPOSE OF EXISTING METAL BOX.
18. EXISTING RETAINING WALL TO REMAIN.

GRAPHIC SCALE

20' 0 10' 20' 40'

(IN FEET) 1 inch = 20 feet

NORTH

THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.

A.P.N. 013-290-002

BENCHMARK NO. CITY BM83 ELEV. 142.237 NGVD 29

3¼" BRASS DISC STAMPED SEPT. 97 LS4519 DRY CREEK AT DOUGLAS BLVD. NE CORNER OF BRIDGE IN CONCRETE BARRIER.

HORIZONTAL SCALE: AS NOTED

VERTICAL SCALE: N/A

JOB NO.: 21-008

REVISIONS			AGENCY APPROVAL	
NO.	DESCRIPTION	DATE	BY	DATE

DESIGNED: AT

DRAWN: AT

CHECKED: AT

DATE: 03-24-21

REGISTERED PROFESSIONAL ENGINEER ANTHONY J. TASSANO NO. C74696 CIVIL STATE OF CALIFORNIA

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

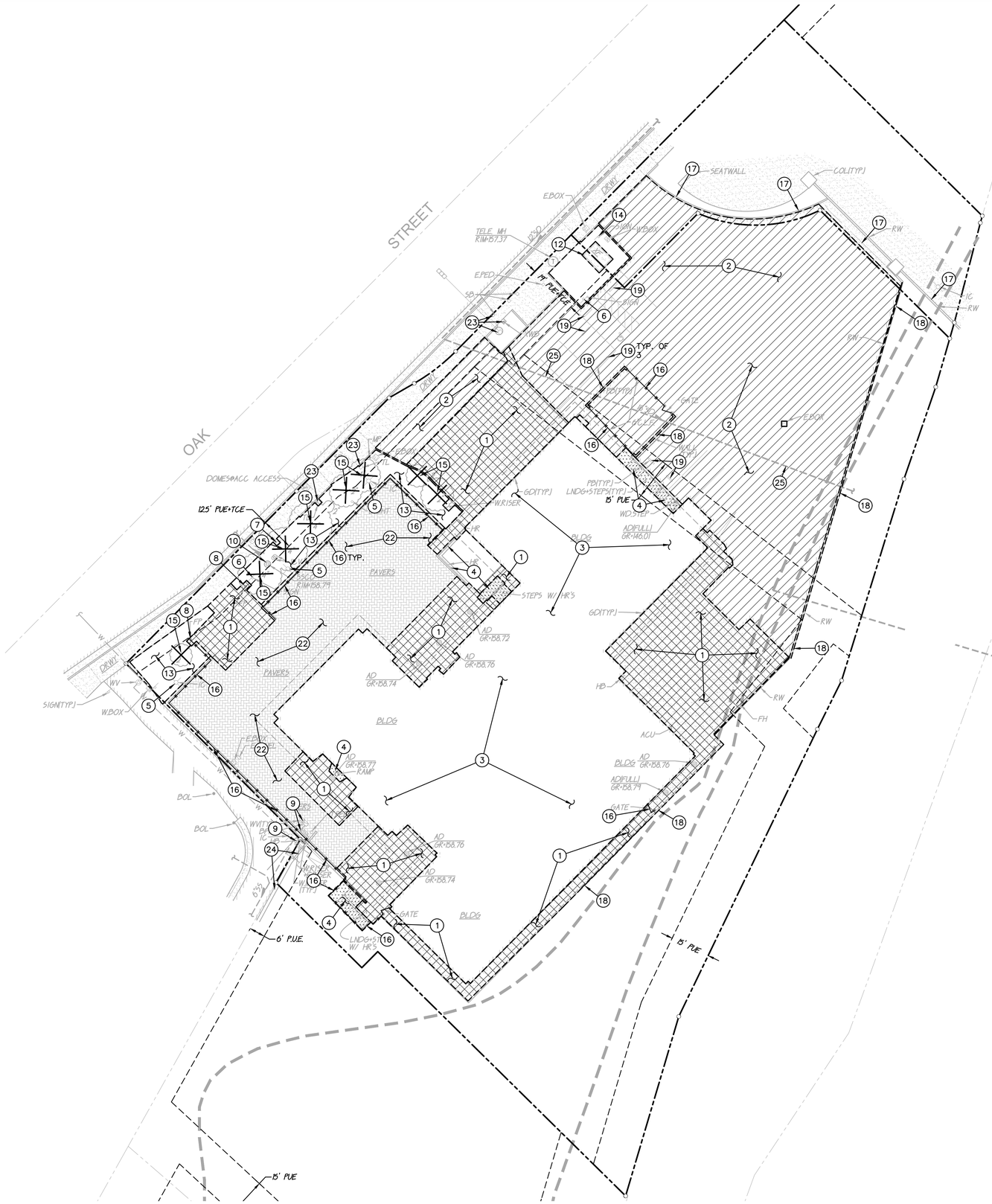
TITLE: DEMOLITION PLAN (LOWER LEVEL)

PROJECT: DEMOLITION PROJECT AT 401 OAK STREET

ROSEVILLE, CALIFORNIA

SHEET NO. C1.1

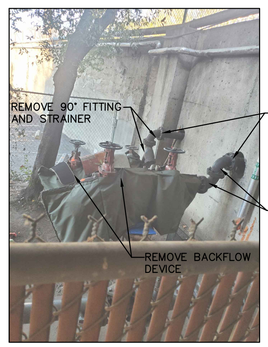
FILENAME: I:\21-008\CIVIL\DWG\21-008-C11.DWG PLOTTED: Thursday, March 18, 2021



DEMOLITION NOTES

NOTE: THE CONSTRUCTION NOTES ON THIS SHEET REFER TO THIS SHEET ONLY

1. REMOVE EXISTING CONCRETE PAVING AND AGGREGATE BASE. WHERE SAWCUTS ARE NECESSARY, THEY SHALL BE A NEAT STRAIGHT LINE. CUT SHALL BE MADE AT NEAREST EXISTING JOINT TO LOCATION SHOWN.
2. REMOVE EXISTING ASPHALT PAVING AND AGGREGATE BASE. WHERE SAWCUT EDGES ARE SHOWN, THEY SHALL BE A NEAT STRAIGHT LINE. MAINTAIN CLEAN STRAIGHT CUT EDGE UNTIL NEW PAVING PLACED.
3. REMOVE AND DISPOSE OF EXISTING BUILDING, SLABS AND FOOTINGS IN ITS ENTIRETY. REMOVE ALL UTILITIES WITHIN BUILDING FOOTPRINT TO SERVICE POINT PER UTILITY COMPANY REQUIREMENTS.
4. REMOVE AND DISPOSE OF EXISTING RAMPS/STAIRS, HANDRAILS, RETAINING WALLS AND ASSOCIATED FOOTINGS IN THEIR ENTIRETY.
5. REMOVE AND DISPOSE OF EXISTING LIGHT, POLE AND ASSOCIATED FOOTINGS.
6. REMOVE AND DISPOSE OF EXISTING SIGN, POST AND ASSOCIATED FOOTING.
7. EXISTING STREET LIGHT TO REMAIN.
8. REMOVE AND DISPOSE OF EXISTING FLAGPOLE AND ASSOCIATED FOOTING.
9. REMOVE EXISTING WATER SERVICE PER ROSEVILLE ENVIRONMENTAL UTILITIES STANDARDS AND SPECIFICATIONS. EXISTING METER BOX TO REMAIN. REMOVE EXISTING BACKFLOW DEVICES AND RETURN TO CITY OF ROSEVILLE. PROVIDE BLIND FLANGE AT WALL. SEE DETAIL 1/C1.2
10. REMOVE AND DISPOSE OF EXISTING SEWER SERVICE PER ROSEVILLE ENVIRONMENTAL UTILITIES STANDARDS AND SPECIFICATIONS. CAP SEWER 2FT BEHIND BACK OF WALK OR CURB.
11. REMOVE AND DISPOSE OF EXISTING GAS SERVICE PER PG&E REQUIREMENTS.
12. EXISTING TRANSFORMER TO REMAIN.
13. REMOVE AND DISPOSE OF EXISTING LANDSCAPE AND IRRIGATION.
14. EXISTING SIGN TO REMAIN.
15. REMOVE AND DISPOSE OF EXISTING TREE AND ASSOCIATED ROOTS.
16. REMOVE AND DISPOSE OF EXISTING FENCE, GATE, POSTS AND ASSOCIATED CURB/FOOTINGS.
17. EXISTING CURB TO REMAIN.
18. REMOVE AND DISPOSE OF EXISTING RETAINING WALL AND ASSOCIATED FOOTINGS.
19. REMOVE AND DISPOSE OF EXISTING CONCRETE WHEEL STOP.
20. REMOVE AND DISPOSE OF EXISTING CURB.
22. REMOVE AND DISPOSE OF EXISTING PAVERS.
23. TRAFFIC SIGNAL POLE TO REMAIN.
24. EXISTING RETAINING WALL TO REMAIN.
25. EXISTING STORM DRAIN PIPE TO REMAIN.



1/C1.2 WATER SERVICE — NO SCALE

GRAPHIC SCALE

20' 0 10' 20' 40'

(IN FEET) 1 inch = 20 feet

NORTH

THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.

A.P.N. 013-290-002

BENCHMARK NO. CITY BM83 ELEV. 142.237 NGVD 29

31" BRASS DISC STAMPED SEPT. 97 LS4519 DRY CREEK AT DOUGLAS BLVD. NE CORNER OF BRIDGE IN CONCRETE BARRIER.

HORIZONTAL SCALE: AS NOTED

VERTICAL SCALE: N/A

JOB NO.: 21-008

AGENCY APPROVAL	BY	DATE

REVISIONS	NO.	DESCRIPTION	DATE

DESIGNED: AT

DRAWN: AT

CHECKED: AT

DATE: 03-24-21

PROFESSIONAL ENGINEER ANTHONY J. THOMAS No. C76695 REGISTERED CIVIL ENGINEER STATE OF CALIFORNIA

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

TITLE: DEMOLITION PLAN (UPPER LEVEL)

PROJECT: DEMOLITION PROJECT AT 401 OAK STREET ROSEVILLE, CALIFORNIA

SHEET NO. C1.2

FILENAME:I:\21-008\CIVIL\DWG\21-008-C12.DWG PLOTTED: Wednesday, March 24, 2021

GENERAL GRADING NOTES

TO MINIMIZE DUST/GRADING IMPACTS DURING CONSTRUCTION THE APPLICANT SHALL:

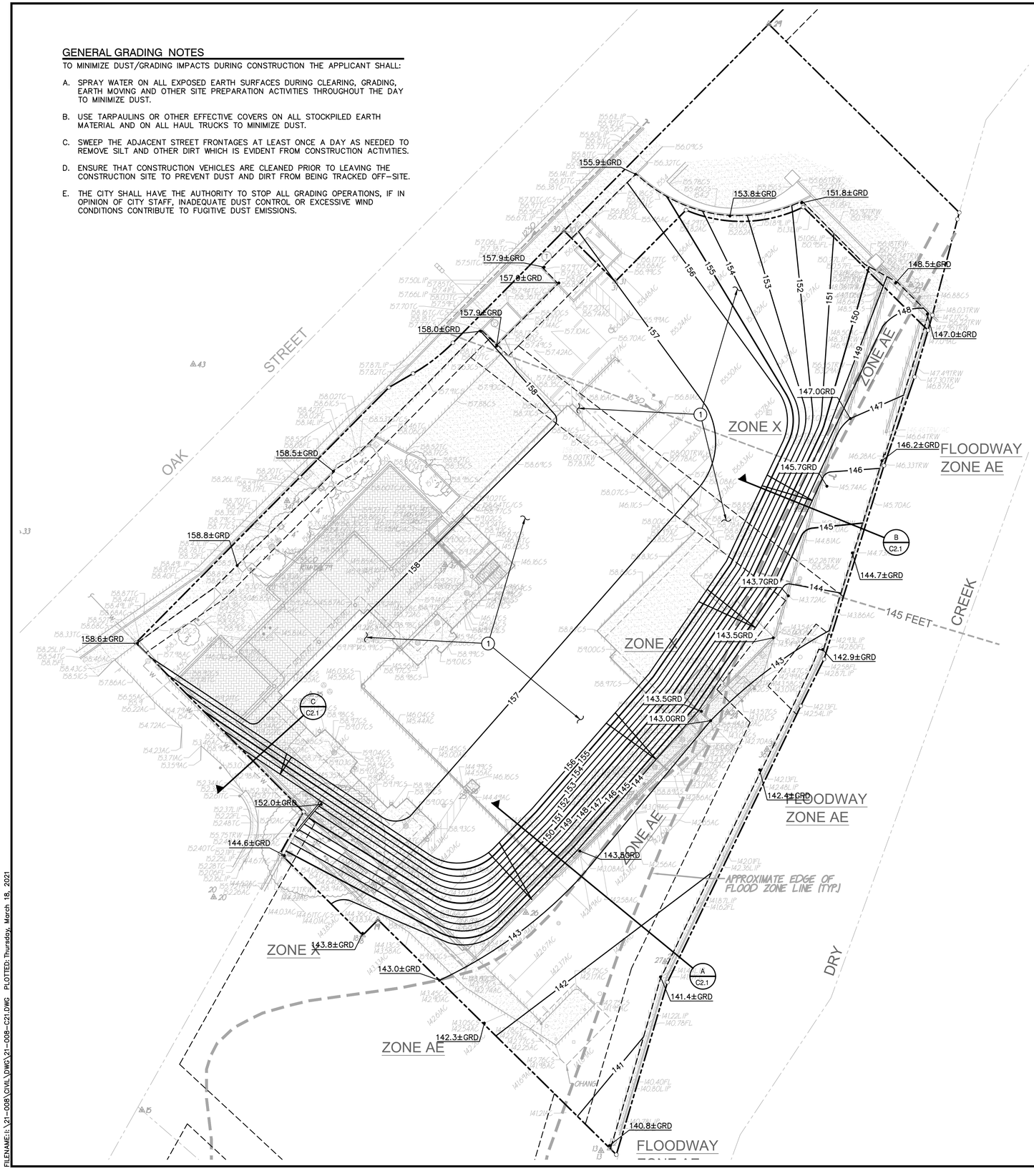
A. SPRAY WATER ON ALL EXPOSED EARTH SURFACES DURING CLEARING, GRADING, EARTH MOVING AND OTHER SITE PREPARATION ACTIVITIES THROUGHOUT THE DAY TO MINIMIZE DUST.

B. USE TARPAULINS OR OTHER EFFECTIVE COVERS ON ALL STOCKPILED EARTH MATERIAL AND ON ALL HAUL TRUCKS TO MINIMIZE DUST.

C. SWEEP THE ADJACENT STREET FRONTAGES AT LEAST ONCE A DAY AS NEEDED TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.

D. ENSURE THAT CONSTRUCTION VEHICLES ARE CLEANED PRIOR TO LEAVING THE CONSTRUCTION SITE TO PREVENT DUST AND DIRT FROM BEING TRACKED OFF-SITE.

E. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.



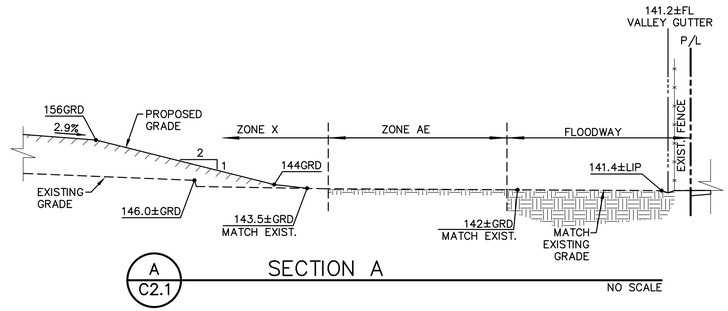
CONSTRUCTION NOTES

1. FOLLOWING DEMOLITION, GRADE, CUT/FILL PROJECT SITE TO ELEVATIONS SHOWN.

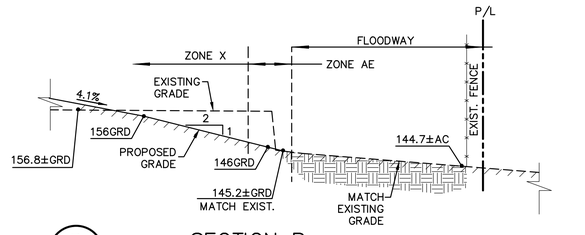
   FOR AREAS TO BE CUT TO ACHIEVE SUBGRADE, EXCAVATE DOWN TO ROUGH SUBGRADE ELEVATION, SCARIFY SOILS TO A MINIMUM DEPTH OF 12 INCHES AND UNIFORMLY MOISTURE CONDITION TO THE OPTIMUM MOISTURE CONTENT AND COMPACT TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D1557.

   FOR AREAS TO BE FILLED TO ACHIEVE SUBGRADE, SCARIFY EXPOSED SOILS TO A MINIMUM DEPTH OF 12 INCHES AND UNIFORMLY MOISTURE CONDITION TO THE OPTIMUM MOISTURE CONTENT AND COMPACT TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D1557. FILL MATERIAL SHALL BE PLACED IN LEVEL LAYERS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. FILL SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D1557.

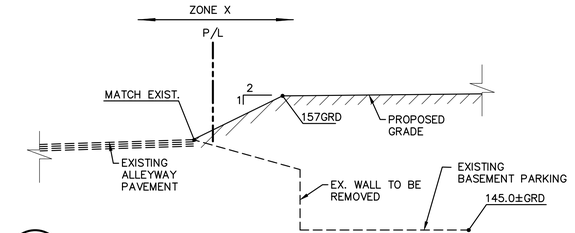
   ALL DISTURBED AREAS SHALL BE HYDROSEEDED FOLLOWING GRADING PROCEDURES. SEE SHEET C3.1 FOR REQUIREMENTS.



A C2.1 SECTION A NO SCALE



B C2.1 SECTION B NO SCALE



C C2.1 SECTION C NO SCALE

NOTE: DISTURBED AREA = 1.36 ACRES
A SWPPP IS REQUIRED

EARTHWORK INFORMATION

IT IS ESTIMATED THAT 15,000CY OF IMPORTED FILL MATERIAL WILL BE REQUIRIED TO ACHIEVE THE GRADE ELEVATIONS SHOWN. CONTRACTOR TO INCLUDE COST TO IMPORT, SPREAD, COMPACT AND GRADE 15,000 CY OF MATERIAL IN TOTAL BASE BID AMOUNT.

GRAPHIC SCALE

20' 0 10' 20' 40'
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NORTH

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BENCHMARK NO. CITY BM83 ELEV. 142.237 NGVD 29

31" BRASS DISC STAMPED SEPT. 97 LS4519 DRY CREEK AT DOUGLAS BLVD. NE CORNER OF BRIDGE IN CONCRETE BARRIER.

HORIZONTAL SCALE: AS NOTED

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JOB NO.: 21-008

AGENCY APPROVAL	BY	DATE

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DESIGNED: AT
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CHECKED: AT
DATE: 03-24-21

PROFESSIONAL ENGINEER ANTHONY J TASSANO 10/31/22 REGISTERED CIVIL ENGINEER STATE OF CALIFORNIA

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

TITLE: GRADING PLAN

PROJECT: DEMOLITION PROJECT AT 401 OAK STREET ROSEVILLE CALIFORNIA

SHEET NO. C2.1

FILENAME:I:\21-008\CIVIL\DWG\21-008-C21.DWG PLOTTED: Thursday, March 18, 2021

CONSTRUCTION NOTES

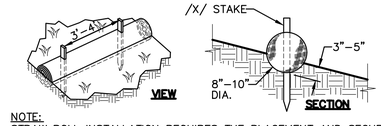
1. ALL DISTURBED AREAS SHALL BE HYDROSEEDED FOLLOWING GRADING PROCEDURES. RATE OF HYDROSEED SHALL BE 2500LB/AC AND CONSIST OF THE FOLLOWING SEEDING RATE:

   HYDROMULCH SEEDING RATE:
   FIBERMULCH @ 2500LB/AC
   FERTILIZER(16–20–0) @ 250LBS/AC
   TACIKFIER @ 75LBS/AC
   SEED (BLANDON BROME) @ 12 LBS/AC
   SEED (ANNUAL RYE) @ 9 LBS/AC

   REMOVE ALL EROSION CONTROL MEASURES PRIOR TO HYDROSEEDING.

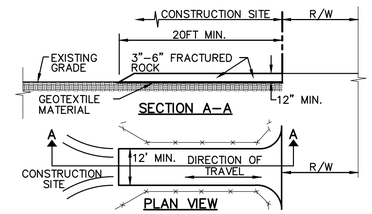
2. CONTRACTOR SHALL PROVIDE STRAW WATTLES AT PERIMETER OF SITE PER DETAIL (1 / C3.1)

3. CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION SITE ACCESS PER DETAIL (2 / C3.1)



NOTE:
STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"–5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

1 / C3.1 STRAW ROLLS — NO SCALE



NOTES:

1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3"–6" ANGULAR ROCK MATERIAL CONFORMING TO SECTION 26 OF STATE SPECIFICATIONS PLACED OVER GEOTEXTILE MATERIAL. ROCK SHALL BE PLACED TO A MINIMUM THICKNESS OF SIX INCHES. THE METHOD OF PLACING, SPREADING AND COMPACTING ROCK SHALL CONFORM TO SECTION 26 OF THE STATE SPECIFICATIONS.
2. LENGTH OF SITE ACCESS SHALL BE A MINIMUM LENGTH OF FIFTY FEET. WIDTH SHALL BE A MINIMUM WIDTH OF TWELVE FEET OR AS NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS.
3. THE SITE ACCESS SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING.

2 / C3.1 STABILIZED CONSTRUCTION SITE ACCESS — NO SCALE

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ANTHONY J. TASSANO — REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95762 | (916) 985-1870

TITLE: EROSION CONTROL PLAN
PROJECT: DEMOLITION PROJECT AT 401 OAK STREET
ROSEVILLE, CALIFORNIA

SHEET NO.
C3.1

FILENAME:I:\21-008\CIVIL\DWG\21-008-C31.DWG PLOTTED: Thursday, March 18, 2021

SEALED PROPOSAL

CITY OF ROSEVILLE CALIFORNIA

IMPORTANT

NOTICE TO PROPOSER

The envelope containing your proposal **MUST** have:

1. Your name and address in the **UPPER** left corner.
2. This label on the **LOWER** left corner.

RFP NAME

_____

PROPOSAL DUE DATE

_____

PROPOSAL DUE TIME

_____A.M.____P.M.

PROPOSAL FOR

_____

TIME SENSITIVE. DELIVER TO CITY CLERK IMMEDIATELY.