

**RESOLUTION NO. 107**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE CRESTLINE SANITATION DISTRICT  
DISPOSING OF SURPLUS PROPERTY**

WHEREAS, the Crestline Sanitation District (hereinafter referred to as "the District") is a self-governing special district organized and operating pursuant to California Health and Safety Code Section 4700 et seq.;

WHEREAS, the District is the owner of approximately 12,410 square feet of vacant land located at 0 Jobs Peak Road, Cedarpines Park, in unincorporated County of San Bernardino, State of California, which is further described as Assessor's Parcel No. 0342-094-18-0000, and more particularly described as Lot 75 of Block 4 of Tract No. 2165 Cedarpines Park No. 9 Job's Peak as per plat recorded in Book 32 Page 10 of Maps in the Office of the San Bernardino County Recorder, and as further depicted in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as "the Property");

WHEREAS, the District's Board of Directors has tentatively determined that the Property is no longer necessary for use by the District; and

WHEREAS, the District's Board of Directors presently desires to pursue the potential sale or lease of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Crestline Sanitation District as follows:

1. The Property is hereby declared to be surplus land; however, the District's Board of Directors reserves the right to reverse said declaration, which is hereby rendered without prejudice to the ability of the District's Board of Directors to rescind this Resolution any time prior to any decision to sell, lease, or otherwise dispose of the Property.

2. The District's General Manager is hereby directed to send written offers to sell and/or lease the Property to all entities entitled to receive such notice pursuant to the applicable provisions of Government Code Section 54220 et seq.

3. The District's General Manager is also hereby directed to comply with all applicable provisions of Government Code Section 54220 et seq. in negotiating the sale and/or lease of the Property.

4. The terms of any sale, lease, and/or disposal of the Property are subject to subsequent acceptance and final approval by the District's Board of Directors.

ADOPTED this 14<sup>th</sup> day of September, 2023.

AYES: Nelsen, Wiessner, Shubnell, Fairbanks


NOES: None

ABSTAIN: None

ABSENT: Philippe

  
Chairman, Board of Directors

ATTEST:

  
Secretary, Board of Directors

# INVOICE

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Date: 08/15/2017

File No. 4485

Case No. Not Assigned

Prepared for:

Rick Dever  
Crestline Sanitation District  
PO Box 3395  
Crestline, CA 92325

Property Appraised:

N/A  
SW Corner Jobs peak rd/Hilltop In  
Cedarpines Park, CA 92322

Work Performed:

Vacant Land appraisal	\$	400.00
Due at time of delivery	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total Amount Due:		\$ 400.00

Please make checks payable to:

Heather Vest  
PO Box 1034  
Crestline, CA 92325

# **APPRAISAL REPORT OF**



SW Corner Jobs peak rd/Hilltop In  
Cedarpines Park, CA 92322

## **PREPARED FOR**

Rick Dever  
Crestline Sanitation District  
PO Box 3395  
Crestline, CA 92325

## **AS OF**

08/02/2017



## LAND APPRAISAL REPORT

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

## CLIENT AND PROPERTY IDENTIFICATION

Property Address	SW Corner Jobs peak rd/Hilltop In		City	Cedarpines Park	State	CA	Zip Code	92322
Borrower	N/A		Owner of Public Record	Zesk, Alayne Rev Tr 6/4/08		County	San Bernardino	
Legal Description	TRACT 2165 LOT 75 BLOCK 4							
Assessor's Parcel Number	0342-094-18-0-000		Tax Year	269.06	R.E. Taxes	269		
Neighborhood Name	Not Assigned		Map Reference	TG Map 516 B1	Census Tract	108.02		
Special Assessments	None	PUD	Yes	X	No	HOA \$	0	Per Year
Property Rights Appraised	X	Fee Simple	Leasehold		Other (Describe)			
Assignment Type		Purchase Transaction	Refinance Transaction	X	Other (describe)	Market Value		
Lender/Client	Crestline Sanitation District		Address	PO Box 3395, Crestline, CA 92325				

## CONTRACT ANALYSIS

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

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

## NEIGHBORHOOD DESCRIPTION

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

Neighborhood Characteristics				One-Unit Trends				One-Unit Housing			Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Price	Age	One Unit	55	%	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2	%	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	38	Low	20	Multi-family	0	%
Neighborhood Boundaries		South of Bone Dr, North of Playground Dr, East of Peak Cir, and West of Tetlev Ln.						670	High	97	Commercial	5	%
								177	Pred.	53	vacant	38	%

	Good	Average	Fair	Poor		Good	Average	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General appearance of properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall appeal to market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: Shopping and employment along Waters Dr and Crest Forest Dr. K-12 Schools within 1.75 - 8.5 miles. Park within .50 miles. San Bernardino National Forest within 1 mile. Highways 18 and 138 are easily accessible. Bus transportation available. Sheriff station within 6 miles. Fire department within 1 mile. Hydrant within 300 ft. EDD reports 5.4% unemployment rate within San Bernardino County as of 5/17. According to Core Logic, Southern California Home Re Sale activity within 92322 has increased 25.6%. Statistic based on only 3 sales with a median sale price of \$179,000 at \$223/Sqft. % change based on year over year comparison of 6/16 vs 6/17 sales.

Market Conditions (including support for the above conclusions): One unit trends - CRMLS search - Single family residential, Active, sold, 8/3/16 - 8/2/17, 92322 zip indicates -16 active listings ranging from \$130,000 - \$599,000, year built 1932-1998, with a median - list price of \$212,250 at \$175.30/Sqft, and 66 Days on market (DOM). 35 sales ranging from \$38,000 - \$670,000, year built 1920-2015, with a median sale price of \$177,000 at \$162.91/Sqft, and 117 DOM. Statistics indicate 17 sales/9 active with a median - sale \$158,951/DOM 115, list \$225,000/DOM 217 within prior 7-12 mo., 11 sales/9 active with a median - sale \$215,000/DOM 101, list \$245,000/147 DOM within prior 4-6 mo., and 7 sales/16 active with a median - sale \$179,000/49 DOM, list \$212,250/66 DOM within 0-3 months. Statistics support SFR - values are stabilizing, demand/supply in balance, marketing time estimated 49-115 DOM, and exposure time estimated 66 - 217 DOM.

## SITE DESCRIPTION

Dimensions:	See Site Map for Area Calculation	Area:	12,410	<input type="checkbox"/> Acres	<input checked="" type="checkbox"/> Sq. Ft.	Shape	Irregular	View	woods			
Specific Zoning Classification	CF/RS - 14M	Zoning Description	Single Family Residential									
Zoning Compliance	X Legal	<input type="checkbox"/> Legal Nonconforming (Grandfathered Use)	No Zoning	<input type="checkbox"/> Illegal (Describe)								
Uses permitted under current zoning regulations	Single family residence											
Highest and Best Use:	Improved single family residence											
Describe any improvements	none											
Do present improvements conform to zoning?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> X	No Improvements (If "No", Explain)								
Present Use of Subject Site	Vacant Land		Current or Proposed Ground Rent	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> X	No	If yes, \$					
Topography:	Slight grade	Size:	12,410	Shape	Irregular	Drainage	Adequate					
Corner Lot	<input checked="" type="checkbox"/> X	Yes	<input type="checkbox"/> No	Underground Utilities:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> X	No	Fenced?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> X	No	If yes, type
Special Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> X	No	FEMA Flood Zone	D	FEMA Map #	06071C7225H	FEMA Map Date	08/28/2008			
Utilities	Public	Other	Provider or description	Off-Site Improvements	Type/Description	Public	Other					
Electricity	<input checked="" type="checkbox"/> X		SCE - no meter on site. Pole at street	Street Surface	Asphalt	<input checked="" type="checkbox"/> X						
Gas	<input checked="" type="checkbox"/> X		So Cal-no meter on site. Service at street	Street Type/Influence	Paved-maintained by county							



## LAND APPRAISAL REPORT

There are 20 comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ 6,000 to \$ 32,000  
 There are 3 comparable sites sold in the past 12 months in the subject neighborhood ranging in price from \$ 24,000 to \$ 38,000

## COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
Address	SW Corner Jobs peak rd/Hilltop In	655 Spring Dr	Canyon Vista	Burnt Mill Rd
City and Zip Code	Cedarpines Park, CA 92322	Cedarpines Park, CA 92322	Cedarpines Park, CA 92322	Cedarpines Park, CA 92322
Proximity to Subject		1.52 miles SE	0.17 miles NE	0.39 miles E
Data Sources	No listing	CRMLS#EV16707856	No listing	CRMLS#EV15227730
Verification Sources	NDC, inspection	NDC#249146	NDC#212507	NDC#513335
Sale Price	\$ N/A	\$ 38,000	\$ 24,000	\$ 24,000
Price/	\$ 0.00	\$ 3	\$ 2	\$ 2
Date of Sale (MO/DA/YR)	N/A	06/19/17	5/24/17	11/29/16
Days on Market	N/A	217	unknown	365
Financing Type	N/A	Cash	Cash	Cash
Concessions	N/A	None	None	None
Location	Average	Average	Average	Average
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site Size	12,410 sf	11,153 sf	15,017 sf	12,970 sf
View	woods	woods	woods	woods
Topography	Slight grade	Slight grade	Slight grade	Steep slope
Available Utilities	none, at street	septic, at street	none, at street	none, at street
Street Frontage	Residential	Residential	Residential	Residential
Street Type	Paved - asphalt	Paved-asphalt	Dirt rd	Paved - asphalt
Water Influence	mutual water co.	mutual water co.	mutual water co.	mutual water co.
Fencing	none	none	none	none
Improvements	none	48x24 foundation	none	none
APN	0342-094-18	0344-044-06	0342-082-01	0342-171-41
Net Adjustments (Total, in \$)		+ X - \$ -14,000	+ - \$ 0	+ - \$ 0
Adjusted sales price of the comparable sales (in \$)		Net=-37% \$ Gross=37% \$ 24,000	Net=0% \$ Gross=0% \$ 24,000	Net=0% \$ Gross=0% \$ 24,000

The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal.

The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.

The appraiser's research ☐ Did ☒ Did Not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal

Data Sources: NDC, Realist, PIMS- San Bernardino County Assessor's office

The appraiser's research ☐ Did ☒ Did Not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Sources: NDC, Realist, PIMS- San Bernardino County Assessor's office

The appraiser's research ☐ Did ☒ Did Not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.

Data Sources: NDC, Realist, PIMS- San Bernardino County Assessor's office

Listing/Transfer History (if more than two, use comments section or an addendum)	Transfer/Sale (ONLY) of Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months	Listing and Transfer history of Comp 2 in past 12 months	Listing and Transfer history of Comp 3 in past 12 months
	\$ N/A N/A	\$ N/A N/A	\$ N/A N/A	\$ N/A N/A
	\$ N/A N/A	\$ N/A N/A	\$ N/A N/A	\$ N/A N/A
Subject Property is Currently Listed for Sale?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Data Source: CRMLS.		
Current Listing History	List Date	List Price	Days on Market	Data Source
	N/A	\$ N/A	N/A	N/A
Subject Property has been listed within the last 12 Months?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Data Source: CRMLS.		
12 Month Listing History	List Date	List Price	Days on Market	Data Source
	N/A	\$ N/A	N/A	N/A
	N/A	\$ N/A	N/A	N/A

Comments on Prior Sales/Transfers and Current and Prior Listings: Comp 3's prior transfer to lender 8/29/14, for \$36,000, NDC#316666, transferred from Peeper to Wagner as a high liability transaction. No other prior sales found within 36 months.

Summary of the Sales Comparison Approach: Comp #1 listed as an SFR; However listing indicates "This is a foundation only", "It was built to construct a two story home about 2200 sqft. Current foundation in place is 48x24, and would be the basement, then two floors above. Main level floor plan had kitchen, dining room, bath, 2 bedrooms, & laundry. Copper pipe and electrical was in, but now removed.", "All cement block foundation was approved by building and safety, but no permits have been taken out in twenty years", per Owner. "Septic was put in, but should be checked by professional." Building and safety indicated conflicting permit data - residence permit#301910634B, finalized 7/16/91, then expired 9/9/91, and temporary power final 9/9/91. San Bernardino County Assessor 909-336-0650 indicated a field check completed 2011. Assessor



**LAND APPRAISAL REPORT****PROJECT INFORMATION FOR PUDs (if applicable)**Is the developer/builder in control of Homeowner's Association (HOA)? ☐ Yes ☒ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder of the HOA and the subject property is an attached dwelling unit.

Legal name of project:

Total number of phases:

Total number of units:

Total number of units sold:

Total number of units rented:

Total number of units for sale:

Data source(s):

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If yes, date of conversion:Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Sources:Are the units, common elements and recreation facilities complete? ☐ Yes ☐ No If no, describe the status of completion.

Describe common elements and recreational facilities:

This section does not apply.

**CERTIFICATIONS AND LIMITING CONDITIONS**

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development. This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definitions of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organizations are permitted.

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

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

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

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently 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 passing of title from the seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale. (Source OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

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

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

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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.



**LAND APPRAISAL REPORT**

Case No. Not Assigned

**CERTIFICATION AND LIMITING CONDITIONS (CONTINUED)**

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable source that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with the respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants or the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application.)
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower, another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any or other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media.)
22. I am aware that any disclosure of distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrowers, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar laws.

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

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

Signature


Name **Heather Vest**Company Name **Heather Vest**Company Address **PO Box 1034  
Crestline, CA 92325**Telephone Number **909-338-6740**Email Address **hvestappraiser@verizon.net**Date of Signature and Report **08/15/2017**Effective Date of Appraisal **08/02/2017**

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #



**APPRAISAL COMPLIANCE ADDENDUM**

File No. 4485

Case No. Not Assigned

Borrower/Client N/A

Address SW Corner Jobs peak rd/Hilltop ln

City Cedarpines Park

Lender/Client Crestline Sanitation District

County San Bernardino

State CA

Unit No.

Zip Code 92322

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2016 requirements.

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

☒ Appraisal Report

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

☐ Restricted Appraisal Report

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

**ADDITIONAL CERTIFICATIONS**

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

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

**PRIOR SERVICES**

- ☒ I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**PROPERTY INSPECTION**

- I ☒ **HAVE** made a personal inspection of the property that is the subject of this report.
- I ☐ have **NOT** made a personal inspection of the property that is the subject of this report.

**APPRAISAL ASSISTANCE**

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

**ADDITIONAL COMMENTS**

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: I assume property's title is good and marketable, and will render no opinions about the quality of the title. I assume there are no hidden or unapparent conditions of the soil or subsoil that would render it more or less valuable.

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

- ☒ A reasonable marketing time for the subject property is 217 - 365 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is 7 - 674 day(s).

Heather Vest  
**PLAT MAP**

File No. 4485  
Case No. Not Assigned

Borrower N/A

Property Address SW Corner Jobs peak rd/Hilltop In

City Cedarpines Park County San Bernardino State CA Zip Code 92322

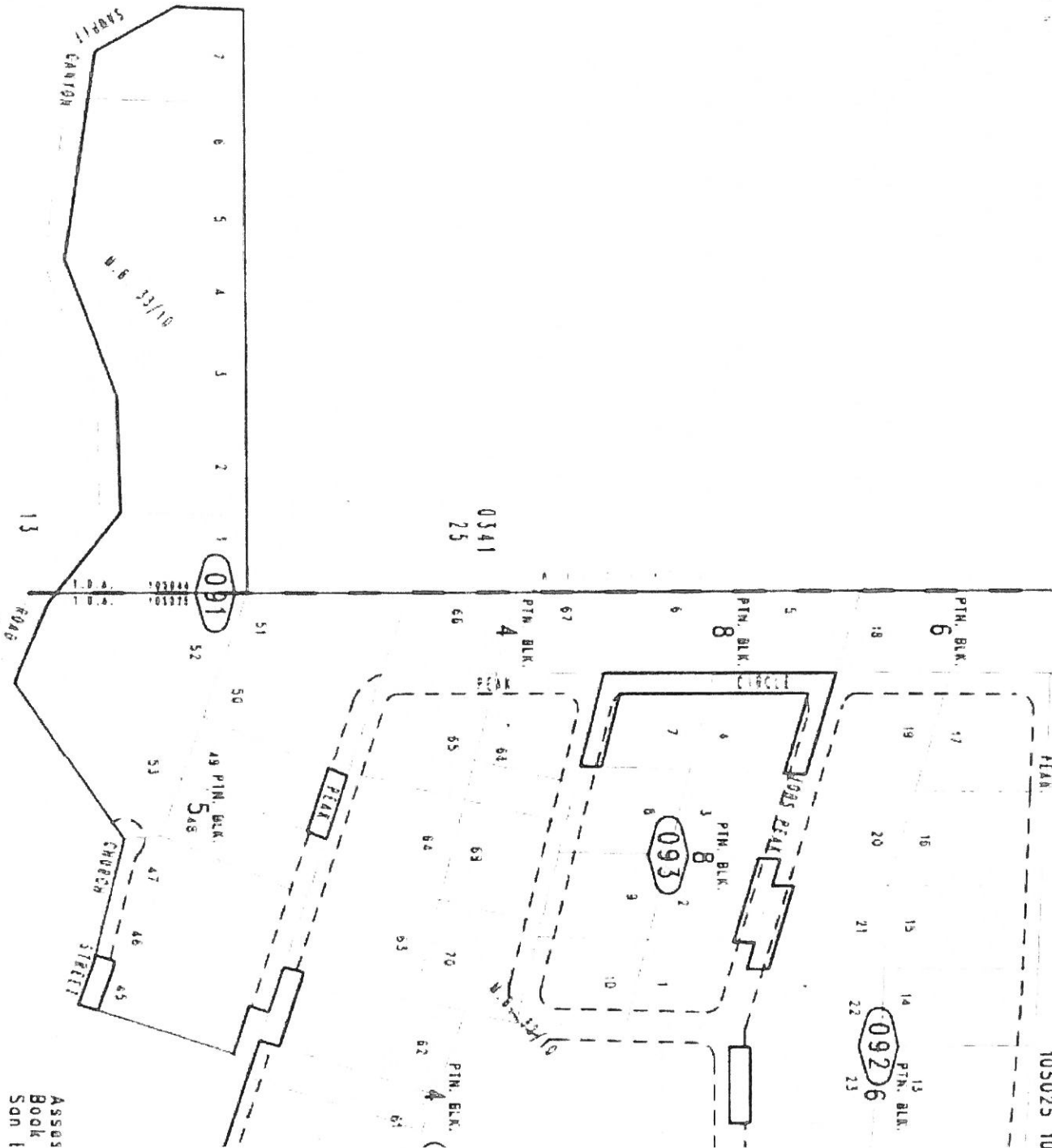
Lender/Client Crestline Sanitation District Address PO Box 3395, Crestline, CA 92325



Ptn. N.1/2 S.E.1/4 Sec.18, T.2N.,R.4W., S.B.B.&M.

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08 Tax Role  
105025 10

Map 2005



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Book  
San 1



Heather Vest  
**LOCATION MAP ADDENDUM**

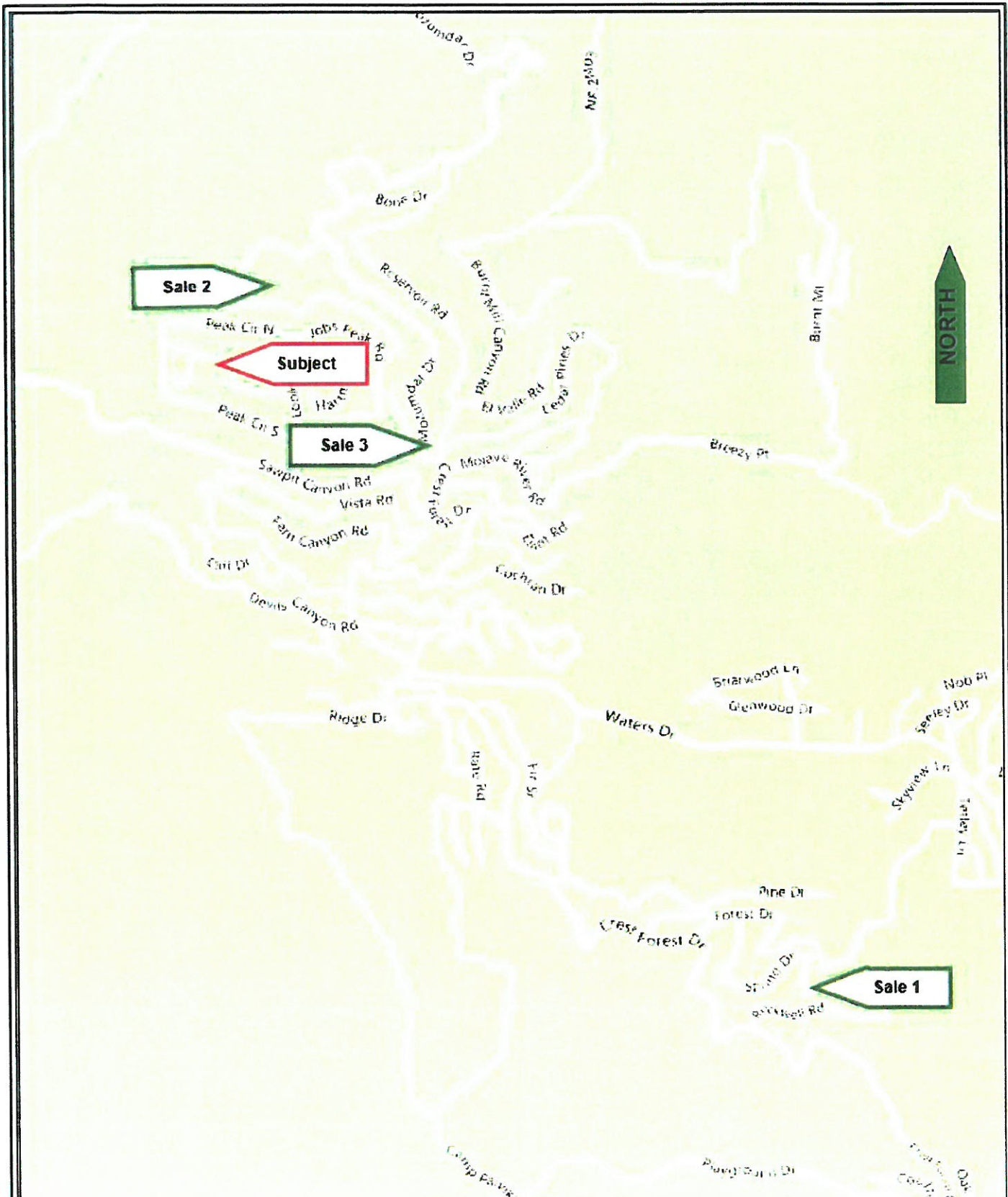
File No. 4485  
Case No. Not Assigned

Borrower N/A

Property Address SW Corner Jobs peak rd/Hilltop In

City Cedarpines Park County San Bernardino State CA Zip Code 92322

Lender/Client Crestline Sanitation District Address PO Box 3395, Crestline, CA 92325





Heather Vest  
**ZONING LOCATION MAP**

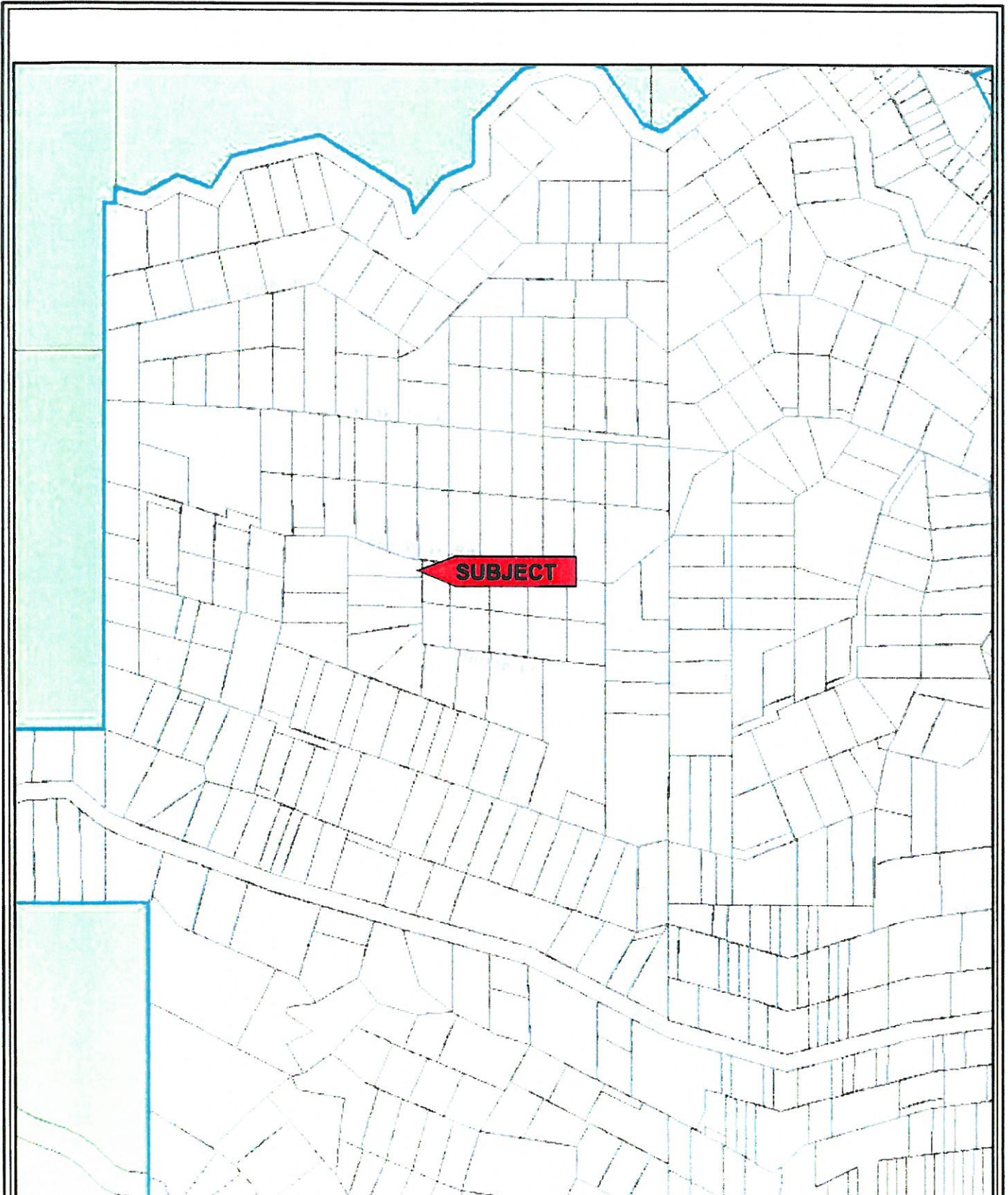
File No. 4485  
Case No. Not Assigned

Borrower N/A

Property Address SW Corner Jobs peak rd/Hilltop ln

City Cedarpines Park County San Bernardino State CA Zip Code 92322

Lender/Client Crestline Sanitation District Address PO Box 3395, Crestline, CA 92325





Heather Vest  
Subject Photos

File No. 4485  
Case No. Not Assigned

Borrower N/A

Property Address SW Corner Jobs peak rd/Hilltop In

City Cedarpines Park County San Bernardino State CA Zip Code 92322

Lender/Client Crestline Sanitation District Address PO Box 3395, Crestline, CA 92325



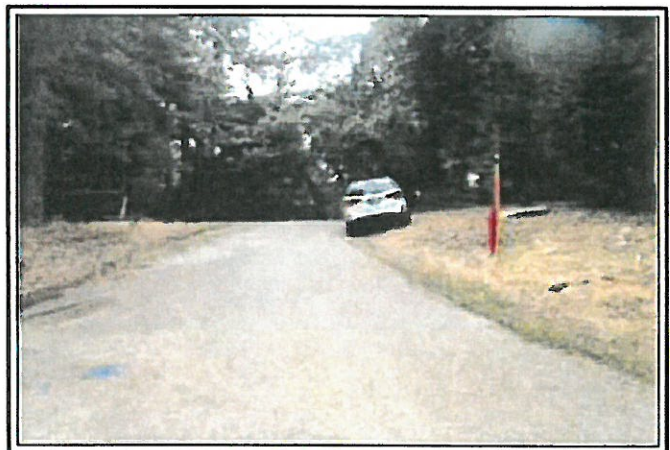
Front of property



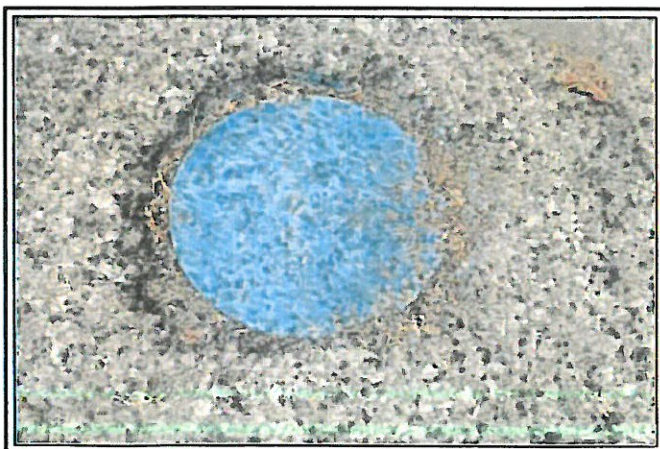
Rear of property



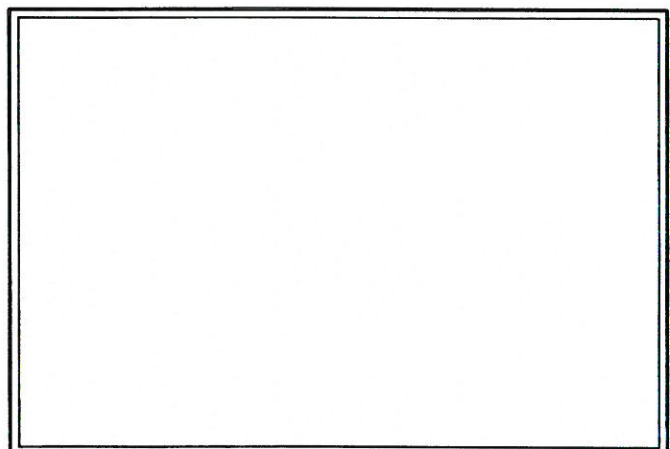
Street photo



Street photo



Water available at street







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

**Heather A. Vest**

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

“Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AL 027866

Effective Date: November 8, 2016  
Date Expires: November 7, 2018

  
Jim Martin, Bureau Chief, BREA

30 30-50

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



**LEXINGTON INSURANCE COMPANY  
WILMINGTON, DELAWARE**

Administrative Offices – 99 High Street, Floor 23, Boston, Massachusetts 02110-23110

**Certificate Number:** 018393788-04  
**This Certificate forms a part of Master Policy Number:** 018389876-04  
**Renewal of Master Policy Number :** 018389876-03

**YOUR RISK PURCHASING GROUP MASTER POLICY IS A CLAIMS MADE POLICY.  
READ THE ATTACHED MASTER POLICY CAREFULLY**

**THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS****CERTIFICATE DECLARATIONS**

- 1. Name and Address of Certificate Holder:** Heather A. Vest  
PO Box 1034  
Crestline CA 92325
- 2. Certificate Period:** **Effective Date:** 06/04/17 **to Expiration Date:** 06/04/18  
12:01 a.m. Local Time at the Address of the Insured.
- 2a. Retroactive Date:** 06/04/03  
12:01 a.m. Local Time at the Address of the Insured.
- 3. Limit of Liability:** \$ 500,000 each claim  
\$ 1,000,000 aggregate limit
- 4. Deductible:** \$2,500 each claim
- 5. Professional Covered Services insured by this policy are:** REAL ESTATE APPRAISAL SERVICES
- 6. Advance Certificate Holder Premium:** \$ 931
- 7. Minimum Earned Premium:** 25% or \$ 233

**Forms and Endorsements:**

PRG 3512 (12/15) Real Estate Appraisers Professional Liability Coverage Form, PRG 2078 (01/17) Addendum to the Declarations, PRG 3935 (2/16) Premises Liability Coverage Amendatory Endorsement, 89644 (6/13) Economic Sanctions Endorsement, 91222 (09/16) Policyholder Notice, 118477 (03/15) Policyholder Notice, PRG 3150 (10/05) Real Estate Appraisers Professional Liability Insurance Declarations

**Additional Endorsements applicable to this Certificate only:**

PRG 3638 (05/13) Contingent Real Estate Appraisal Management Company Extension

**Agency Name and Address:** INTERCORP, INC.  
1438-F West Main Street  
Ephrata, PA 17522-1345

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.

THIS POLICY IS ISSUED BY YOUR RISK PURCHASING GROUP INSURER WHICH MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK PURCHASING GROUP INSURER.