

**DAM REMOVAL REAL ESTATE EVALUATION
REPORT**

FOR:

**US DEPARTMENT OF THE INTERIOR
OFFICE OF VALUATION SERVICES
CHARLES W. LAFLAMME, MAI**

**NEPA REALTY SUB-TEAM
RENEE SNYDER
KLAMATH BASIN PROJECT MANAGER
BUREAU OF LAND MANAGEMENT**

AS OF DECEMBER 2004 & DECEMBER 2006

BY REPORT DATED JULY 16, 2012

BRI 08053

July 16, 2012

Department of the Interior
AS-Policy Management and Budget
Office of Valuation Services
2180 Harvard Street, Suite 380
Sacramento, CA 95815

Attn: Charles W. LaFlamme, MAI
Review Appraiser

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

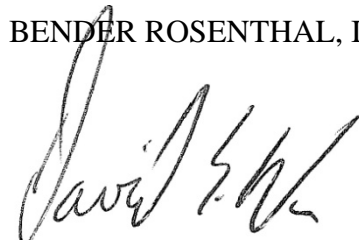
Dear Mr. LaFlamme:

In response to the request made in our modified contract, we have reanalyzed the impacted parcels, as of December 2004 and 2006, that align or are influenced by the Iron Gate, Copco 1, and Copco 2 dams and their corresponding reservoirs and prepared this updated document, and updated the appraiser's work file. This report incorporates by reference the original analysis titled "Dam Removal Real Estate Evaluation Report" with a report date of March 22, 2011 and an evaluation date of April 2008.

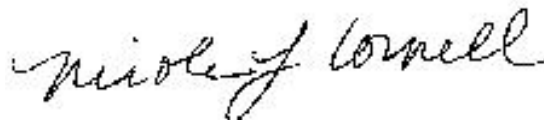
During this analysis, we discovered an oversight whereby the valuation model was inappropriately applied to the determination of the majority of the average to fair categories. The original analysis did not factor the difference in median size between the average to fair access categories. This resulted in differences to the overall impact and therefore as part of this update, these calculations were changed for the April 2008 valuation date. This change in calculation impacted the values only minimally, the 2008 "before" value dropped 0.15 percent from \$9,020,900 to \$9,006,616. The 2008 "after" value dropped 0.16 percent from \$6,350,785 to \$6,340,522. The overall percentage change went from 26 percent in the original report to 29.6 percent.

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

BENDER ROSENTHAL, INC.



David B. Wraa, MAI
California Certified General
Real Estate Appraiser



Nicole Cornell
California Certified Residential
Real Estate Appraiser

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ADDENDA:

- ITEM 1 MASTER PIP LIST**
- ITEM 2 MASTER IMPACTED PARCEL LIST**
- ITEM 3 SALES TABLES**

I. INTRODUCTION

The updated sections of the appraisal and additional valuations for December 2004 and 2006 are presented in the following sections.

II. SCOPE

The purpose of this assignment is to determine the impacts to the value of the real property of those impacted parcels that align and/or are influenced by the reservoirs that have formed behind the three identified dams. The client is the Office of Valuation Services and the intended user is the Department of the Interior. The report is intended to be used by the Realty Sub-team, as input to the NEPA Team, in connection with the Environmental Impact Statement being prepared on the potential removal of the four identified dams. The previous date of value was April 2008. The date of value for this assignment is December 2004 and December 2006, as requested by Realty Sub-team.

The scope of work included:

- Reviewed and updated the regional and subject neighborhood data.
- Specific sources for information on sales data used for this assignment were:
 - Siskiyou County Assessor's parcel database
 - Subscription database programs
- Review and analysis of sales data provided by Siskiyou County Assessor for the prior report. The data went back to 2003.
- Applied sales data to determine the values for the individual groups of the Impacted Parcel List, as of December 2004 and 2006.
- Real Estate Broker, Ray Singleton, discussed market conditions for dates of value and provided historic MLS data for Lake Shastina.
- Siskiyou County Planner, Roland Hickel, discussed that there were no significant changes to the zoning ordinance code since 2003.

III. REGIONAL DESCRIPTION AND IMMEDIATE ENVIRONS

In general transportation and services such as education and healthcare did not differ based on the earlier dates of value. In addition, the access, terrain, and recreational attributes of the immediate areas are not significantly different for the earlier dates of value. The regional and the subjects' neighborhood information were reviewed for the new dates of value, December 2004 and 2006.

Market Conditions

The market conditions for 2004 were found to be increasing, whereas, 2006 was beginning to see signs of decline for improved properties, as shown in the Multiple Listing Service (MLS) data for median sales of single family homes in Siskiyou County. Values increased through 2005, with a -1.2 percent decrease from 2005 to 2006. This county wide trend is demonstrated in the Siskiyou County Tax Roll which shows the annual rate of growth in the county expanding through the 2006-07 tax roll, with that growth rate declining significantly thereafter and becoming an actual negative

growth rate occurring in 2010. Significant declines were noted in the single family home market in late 2008 and beyond as shown in the trends for the median home prices below.

| Median Values for Single Family Homes in Siskiyou County MLS Data | | |
|--|------------------|---------------------|
| Year | SFR Sales | Median Price |
| 2003 | 497 | \$160,000 |
| 2004 | 558 | \$190,000 |
| 2005 | 533 | \$243,000 |
| 2006 | 395 | \$240,000 |
| 2007 | 336 | \$235,450 |
| 2008 | 226 | \$215,000 |
| 2009 | 295 | \$165,000 |

MLS Data Provided by Siskiyou Association of Realtors

| Siskiyou County Roll Totals (1998-2011) | | | | | | |
|--|-------------------|-------------------------------------|----------------|-------------------------------------|------------------|-------------------------------------|
| Tax Year | Total Roll | % Diff. - Prior Year | Secured | % Diff. - Prior Year | Unsecured | % Diff. - Prior Year |
| 2010-11 | 4,340,595,136 | -0.50% | 4,135,339,161 | -0.35% | 205,255,975 | -3.37% |
| 2009-10 | 4,362,231,744 | 2.43% | 4,149,813,901 | 2.59% | 212,417,843 | -0.53% |
| 2008-09 | 4,258,731,629 | 6.94% | 4,045,175,610 | 7.20% | 213,556,019 | 2.22% |
| 2007-08 | 3,982,342,899 | 7.91% | 3,773,418,849 | 8.34% | 208,924,050 | 0.65% |
| 2006-07 | 3,690,452,593 | 10.32% | 3,482,877,333 | 10.51% | 207,575,260 | 7.26% |
| 2005-06 | 3,345,175,983 | 8.53% | 3,151,659,202 | 8.51% | 193,516,781 | 8.86% |
| 2004-05 | 3,082,139,619 | 5.92% | 2,904,376,159 | 7.03% | 177,763,460 | -9.42% |
| 2003-04 | 2,909,863,166 | 5.23% | 2,713,619,092 | 5.54% | 196,244,074 | 1.00% |
| 2002-03 | 2,765,363,015 | 6.15% | 2,571,062,331 | 5.95% | 194,300,684 | 8.86% |
| 2001-02 | 2,605,213,194 | 5.21% | 2,426,731,651 | 5.69% | 178,481,543 | -0.99% |
| 2000-01 | 2,476,280,505 | 3.53% | 2,296,021,743 | 4.74% | 180,258,762 | -9.78% |
| 1999-2000 | 2,391,924,942 | 3.72% | 2,192,132,200 | 3.32% | 199,792,742 | 8.30% |
| 1998-99 | 2,306,143,541 | 1.99% | 2,121,666,045 | 2.70% | 184,477,496 | -5.54% |

Provided by the Siskiyou County Assessor's Office

There is a lack of significant market transactions in the subject's market area attributed to the remote location, access issues, infrastructure issues, and lack of good building sites. The limited data for the subject neighborhoods of Iron Gate and Copco, made trending of the data and comparison with the overall market not possible.

Population

Siskiyou county population has remained mostly unchanged from 2000 to 2008 as seen in the following table, based on data from the State of California Employment Development Department.

| 2001 | 2004 | 2006 | 2008 |
|---|-------------|-------------|-------------|
| 44,493 | 45,369 | 45,673 | 45,992 |
| <i>Historic data based on information from the State of California, years shown are based on available data</i> | | | |

Historic population and household size data for Copco and Iron Gate was not available. Based on limited population increase, for the county, these are assumed to be similar to the 2008 data, which was as follows: 2010 population of 72, average household size of 1.89, and the median age of 51.7 years.

Employment

Siskiyou County unemployment ranged from 8 to 10% between 2004 and 2008, with the low at the peak of the market in 2006.

| | 2004 | 2006 | 2008 |
|--|-------------|-------------|-------------|
| Labor Force | 19,050 | 18,640 | 19,230 |
| Employment | 17,240 | 17,150 | 17,280 |
| Unemployment | 1,810 | 1,490 | 1,950 |
| Unemployment Rate | 9.5% | 8.0%- | 10.1% |
| <i>Historic data based on information from the State of California</i> | | | |

Conclusion

As discovered for the 2008 valuation, the attraction of the Iron Gate and Copco areas was mainly for the recreation. Many of the building sites in the area are not ideal for building and are used by their owners as camping sites, mainly in Copco. This would also hold true for 2004 and 2006. Historically, the subjects' market has not been an active real estate market and sales have been slow due to remoteness of the location, the lack of good building sites, and higher than typical building costs that are mainly due to terrain and the remote location.

The remote location of the Iron Gate/Copco neighborhood is recognized in the market by much lower prices than achieved in Lake Shastina, which has superior amenities and access relative to the subject area. Based the trend of the "before" values for the subject markets, values increased from 2004 to 2006, while showing more stable to slightly increasing prices from 2006 to 2008. Improved single family home prices began declining in 2008 (mainly the latter part of this year) with a steep decline in 2009. This trend is mirrored throughout California due to the collapse of the financial market and one of the worst recessions on record in the State that commenced during this time frame.

IV.PROPERTY DATA: POTENTIALLY IMPACTED PARCELS AND IMPACT PARCELS

An initial list of 1,467 Potentially Impacted Parcels (PIP), see prior report for the full research and criteria for parcels selected, were researched to determine which parcels had a potential impact. See

complete PIP list in addendum. This list was then reduced to the 668 Impacted Parcel (IP) list of parcels which were determined to have an impact due to the proposed dam removal, see prior report for full research and criteria. See complete IP list in addendum.

In the prior report, we stated that the attraction to the area was mainly for recreation with only 36 households in the area according to the Site to do Business data. We've further supported this notion in this analysis with the following chart that delineates the number of single family homes with homeowners exemptions (i.e primary residence) for the Impacted Parcel List¹. The following data indicates that less than one-third of the single family homes in the area are occupied by primary residents. Data is based on current numbers given historic data was not available. The subject area has not experienced significant changes since 2004, and the analysis is deemed a good representation of the properties for the 2004 and 2006 valuation dates.

| The 668 Impacted Parcels on Copco and Iron Gate Broken out by SFR and Homeowners | | | |
|---|-------------|--------------------|---|
| Location | SFR* | Homeowner** | Percent of Primary Residents |
| Partial Reservoir View Copco | 40 | 11 | 28% |
| Partial Reservoir View Iron Gate | 13 | 5 | 38% |
| Reservoir Frontage/Access | 74 | 23 | 31% |
| Grand Total | 127 | 39 | 31% |
| *SFR are parcels with the Land use code of SFR from Landvision | | | |
| **Homeowner is based on parcels with a homeowner's exemption per Landvision | | | |

V. HIGHEST AND BEST USE ANALYSIS

According to the Siskiyou County Planning Department, no significant changes to the zoning ordinance code since 2003 have occurred; therefore, the legally permissible uses were the same in for 2004, 2006, and 2008 dates of value. Physically possible uses are unchanged during this time frame as well. While the subjects' market for vacant lots was found to have values increasing from 2004 to early 2008, the prior inspection of the area in 2010 revealed a lack of newer construction in the area. This lack of new construction is attributed to the remote location and physical development constraints (mainly terrain and access) in this area. The overall market was experiencing steep price increases during the approach to the peak of values. Feasibility of construction increases, as the overall market increases and the buyer expectation was to purchase a property to build in 2004 and 2006. Therefore, the highest and best use is concluded as residential development, although only marginally feasible given the characteristics of the subject market area.

¹ Data given is based on data from LandVision, an online subscription based service, as county data for the dates of values were unavailable as of the date of this report.

VI. VALUATION ANALYSIS

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

In the prior report it was determined that value changes caused by the dam removal would be locational and location adjustments are associated with the land component of the real property interest and not the improvement component. Therefore only the land component of the impacted parcels was analyzed in both the “before” and “after” conditions.

Inasmuch as it is impractical to appraise 668 individual parcels for this evaluation analysis, individual parcels were grouped by common attributes and/or physical characteristics, and that common grouping then was valued. The parcels that were considered to be impacted by the dam removal with characteristics that could be measured were determined to be those with view amenities of the reservoirs. The parcels were further subdivided by water-frontage, by access, both physical access to the property, as well as, access to utilities, and they were broken out by parcel and location i.e., the Iron Gate or the Copco neighborhoods. In all, there were 21 grouping of lots that the 668 were broken down into as shown in the table on the following page.

The median size of the parcels in each group was calculated and it was this size of parcel that was valued for each group (*e.g., in the Copco neighborhood a view lot with no lake frontage and average access, in the <0.50 acre size category has a median size of 0.4 acres; this was the typical size valued and there were 119 parcels in this category.*)

Impacted Parcel list by Amenity and Size

| View | Reservoir | Access | Parcel Size-Acres | Median Size-Acres | No. of Parcels |
|----------------------------------|------------------|---------------|--------------------------|--------------------------|-----------------------|
| Copco | View | Average | <0.50 | 0.40 | 119 |
| Copco | View | Average | 0.51-2.00 | 0.80 | 93 |
| Copco | View | Average | 2.10-6.00 | 3.21 | 19 |
| Copco | View | Average | 6.10-10.00 | 7.73 | 8 |
| Copco | View | Average | >10.10 | 12.00 | 2 |
| Copco | View | Fair | <5.00 | 4.65 | 2 |
| Copco | View | Fair | >5.10 | 10.13 | 7 |
| View | Reservoir | Access | Parcel Size-Acres | Median Size-Acres | No. of Parcels |
| Copco | Frontage | Average | <0.50 | 0.34 | 51 |
| Copco | Frontage | Average | 0.51-2.00 | 0.78 | 116 |
| Copco | Frontage | Average | 2.10-6.00 | 2.70 | 15 |
| Copco | Frontage | Average | 6.10-10.00 | 7.70 | 5 |
| Copco | Frontage | Average | >10.10 | 11.40 | 3 |
| Copco | Frontage | Fair | <2.00 | 0.75 | 1 |
| Copco | Frontage | Fair | 2.10-5.00 | 2.00 | 1 |
| Copco | Frontage | Fair | 5.10-10.00 | 5.50 | 1 |
| Copco | Frontage | Fair | 10.00-19.00 | 10.10 | 5 |
| Copco | Frontage | Fair | >19.00 | 35.30 | 8 |
| Copco Parcel Subtotal | | | | | 456 |
| View | Reservoir | Access | Parcel Size-Acres | Median Size-Acres | No. of Parcels |
| Iron Gate | View | Fair | <2.00 | 1.40 | 5 |
| Iron Gate | View | Fair | 2.10-6.00 | 2.60 | 194 |
| Iron Gate | View | Fair | 6.10-10.00 | 10.00 | 7 |
| Iron Gate | View | Fair | >10.10 | 33.00 | 6 |
| Iron Gate Parcel Subtotal | | | | | 212 |
| Impacted Parcel Total | | | | | 668 |

SALES DATA

To value the parcels in each of the groupings we have used the Sales Comparison Approach to value. In the Sales Comparison Approach, the median size of the particular group was used to represent the category. A site value was arrived at by comparing the median size parcel to other similar parcels that sold in the market area in accordance with the date of value of December 2004 and December

2006. The comparisons were made in the “before” condition reflecting the current condition. The “after” condition, employing the hypothetical condition, was determined by applying a percentage change discussed in the following section.

Sales were taken from the Siskiyou County Assessor’s - Database of Transfers, and from data provided by broker/agents in the area through their Multiple Listing Service (MLS). The Siskiyou County Data was paired down by previously discovered criteria: of transfer type, land use codes, combining of multiple parcel sales, and exclusion of sales by investors flipping properties. These sales were taken from the impacted area and nearby competitive market areas. The individual sales data used in these group valuations are located in the addendum.

There is considerable variation in the IPs such as size, topography, access- both physical & access to utilities, and amenities. Ideally, sufficient comparable sales would be available to isolate values for all the individual attributes included in the IP list. Sales were found to isolate certain attributes, but not all attributes.

An analysis of the sales derived appropriate adjustments for the various size, view, and access characteristics of the groupings. Utilizing the appraiser’s knowledge of market behavior and observations from similar instances in the past, quantitative adjustments were applied to the data to derive an indication of market value for the specific grouping. The concluded value of the median sized parcel was then multiplied by the number of parcels in the classification or grouping, yielding a total value of the group parcels. The values of the individual groups were then summed for an aggregated value estimate for all the parcels in the IP list. This analysis was made for the parcels under both the “before” and “after” conditions.

ADJUSTMENTS FOR SITE ACCESS, AND VIEW

Reservoir View vs. No View

We determined a 35% discount for properties that lack a view in the original analysis comparing data in the area with and without this amenity. A similar comparison for 2004 data is provided in the table that follows, and is based the median sales prices for Iron Gate parcels with reservoir views versus parcels without reservoir views (see addendum for a full list of sales included in the median values used for this analysis). This revealed a 47% discount due to the loss of the view amenity during this market. The market in 2004 was inferior to the 2006 and 2008 time frames, and market participants paid a higher premium for this view amenity in 2004 (conversely, buyers applied a higher discount for the lack of the amenity relative to 2006/2008 as shown by the sales data below).. Therefore, 45% will be used to adjust for the change from Reservoir View to No View in the 2004 valuation.

| 2004 Percent Difference for Reservoir View Versus No View in Iron Gate, Fair Access | | | | |
|--|--------------------------|-------------------|-------------------|-------------------|
| | Median Site Value | Price/Acre | Site Value | Price/Acre |
| Reservoir View, Fair Access, median site size of 2.5 Acres | \$6,500 | \$2,407 | -47% | -43% |
| No View, Fair Access, median site size of 2.6 Acres | \$3,450 | \$1,380 | | |

The 2006 data is limited, and given the market conditions are considered relatively comparable to the 2008 data, we conclude with a 35% discount (based on the 2008 data) for the 2006 valuation.

Access Issues for Impacted Parcels

In the course of analyzing the sales data it was determined that access has a significant impact on values. There are two types of access: 1) “average access” parcels are those accessed mostly by paved two lane roads and better access to power along the main roads, while 2) “fair access” parcels are those accessed by a combination of paved and unpaved roads-that aren’t always two full lanes with access to power is limited or expensive to be brought up from the main roads. For the 2008 valuation, a 50% discount was determined for properties with fair access. The following data was used to determine the discount for fair access for the 2004 and 2006 valuation dates. Although no data was available in 2006 for this comparison, the 2004 analysis supports the notion that this amenity is not significantly impacted by market conditions.

The following sales were on opposite sides of Iron Gate reservoir with no view, with the main difference consisting of access. The two sales below indicate a 40% discount for fair access versus average. The parcel with fair access is larger, and a higher discount for access would result upon applying a size adjustment. This supports using the 2008 percentage adjustment for the 2004 and 2006 valuations as it was based on median values, utilizing a larger data set. This adjustment is used for determining “before” values that differ in access both physical and access to power.

| Average Versus Fair Access, based on Iron Gate No View Data | | | | | | | | |
|--|--------------|-------------------|--------------|------------------------------|--------------------------|-------------------|--------------------------|--|
| View | APN | Event Date | Acres | Indicated Sales Price | Percent Different | Price/Acre | Percent Different | Sale Notes |
| Average Access | 102150110000 | 09-Nov-04 | 2.5 | \$5,000 | -40% | \$2,000 | -46.5% | East side of Iron Gate, dirt roads |
| Fair Access | 102071080000 | 27-Oct-04 | 2.8 | \$3,000 | | \$1,071 | | West side of Iron Gate, dirt roads, sloped |

Differential for Larger Parcels

There is an economy of scale that occurs when the acreage of a parcel increases which results in diminishing returns of value per acre. This analysis is used to adjust for size and is based on the reduced contribution on a per acre basis of the additional acreage over the base size. A larger parcel has a lower price per acre than that of a smaller parcel. In other words, each acre of land contributes less to a larger property than the primary home site area.

For the 2008 valuation, there was found to be a 36% differential for increasing site size. We looked for sales data for the 2004 and 2006 valuation dates as part of this analysis. Insufficient data was available for this analysis to isolate the size differential, and good data was available to support the adjustment for the original valuation date of 2008. We therefore use the adjustment for size differential from the original analysis of 36%.

Reservoir Frontage to River View

We again examined the change from reservoir frontage to a river view. The prior analysis determined a 25% discount for this change in amenity. There was no data for the 2006 valuation data to isolate this amenity. A sale at the end of 2003 with a river view and a sale in early 2004 with reservoir frontage were found to be the best data points for comparison, while other sales along the river were found, most were not suitable to isolate the adjustment for reservoir frontage to river view. The 2003 sale along the river has a view through trees which are thought to be similar to the view of the properties with frontage in the “after” condition, when the water will recede to the center foot print of the reservoir leaving the properties with a river view. This adjustment reflects relatively close proximity and access to the river in the “after” condition.

With no other adjustments, the site values indicated a 27.5% discount from reservoir frontage to river view, as shown in the following table, although the river view property is somewhat larger. The larger size of the river view parcel is roughly offset by the inferior market conditions. The discount of 27.5% from reservoir frontage to river view indicated by the following sales is very similar to the 2008 analysis; therefore 25% will also be used for the 2004 and 2006 valuations.

| Sales from Copco Reservoir and Klamath River to determine Percentage Change for Reservoir Frontage to River View | | | | | | |
|---|------------|-------------------|--|--------------|-------------------|---------------------------------|
| View/Frontage | APN | Event Date | Indicated Sales Price | Acres | Price/Acre | Note |
| Copco Reservoir Frontage | 4420181000 | 22-Apr-04 | \$20,000 | 1.68 | \$11,905 | Patricia Ave., gentle slope. |
| Klamath River View through trees | 6420140000 | 02-Dec-03 | \$14,500 | 1.9 | \$7,632 | State Highway 96, gentle slope. |
| | | | Site Value | | Price/Acre | |
| | | | Percent Different for Lake Front to River View with Access | | -35.9% | |
| | | | -27.5% | | | |

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

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

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

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

SUMMARY OF ADJUSTMENTS

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

| Valuation | “Before” Value Adjustments | | “After” Value Adjustments | |
|-----------|--|---|---|--|
| | Discount from average access to fair access ² | Differential for increasing site size of the base per acre price ² | Discount reservoir view to no view ³ | Discount reservoir frontage to river view ³ |
| 2004 | 50% | 36% | 45% | 25% |
| 2006 | 50% | 36% | 35% | 25% |
| 2008 | 50% | 36% | 35% | 25% |

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

During this analysis, we discovered an oversight whereby the valuation model was inappropriately applied to the determination of the majority of the average to fair categories. The original analysis did not factor the difference in median size between the average to fair access categories. This resulted in differences to the overall impact, and therefore as part of this update these calculations were changed for the 2008 valuation date.

The valuations by year are included in each section, with the 2008 valuation from the original analysis included as well. The 2008 valuations are also summarized in each section, with previously discussed changes to the valuation from average to fair access where noted.

² Discount applied to determine “before” values due to lack of available data

³ Discount applied to determine the “after” values

VII. VALUATION BY GROUPING – “BEFORE” CONDITION

Reservoir View Copco, Average Access

For Copco Reservoir View, Average Access, **Less than 0.50 acres**, there were 119 parcels with a median site size of 0.40 acres.

December 2004

| 2004 | Sales Data Median Size | Sales Data Median Price/Acre |
|--|---------------------------|---------------------------------|
| Copco View Average Access < 0.50 AC | <i>0.38</i> | <i>\$10,319</i> |

For the 2004 valuation, there were sufficient sales to use the median price/acre of the sales, see addendum for list of sales used. Therefore the value is as follows based on the rounded median price/acre:

$$0.40 \text{ acres @ } \$10,000/\text{Acre} = \$4,000 \text{ Site} \times 119 \text{ parcels} = \mathbf{\$476,000}$$

December 2006

| Differential for 0.40 acres | |
|--|--------------------------|
| Total equivalent 0.80 acre site determined in larger size category | \$6,400, \$8,000/acre |
| Additional land: 0.40 acres @ \$2,880 per acre (\$8,000 x 0.36) | \$(1,152) |
| 0.40 acres @ \$12,500 per acre | \$5,000 (Rounded) |

Due to this category being smaller, we applied the 36% incremental adjustment in reverse to increase the unit price for the smaller size category, based on the site value for the larger size category. Therefore, the value is as follows based on the rounded median price/acre:

$$0.40 \text{ acres @ } \$12,500/\text{Acre} = \$5,000 \text{ Site} \times 119 \text{ parcels} = \mathbf{\$595,000}$$

April 2008

$$\mathbf{\$5,000 \text{ Site} \times 119 \text{ parcels} = \$595,000}$$

For the Copco Reservoir View, Average Access, **0.51 acres to 2.0 acres** there were 93 parcels with a median site size of 0.80 acres.

December 2004

| 2004 | Sales Data Median Size | Sales Data Median Price/Acre |
|---|-----------------------------------|---|
| Copco View Average Access 0.51 to 2.0 AC | <i>0.80</i> | <i>\$6,111</i> |

For the 2004 valuation, there were sufficient sales to use the median price/acre of the sales, see addendum for list of sales used. Therefore the value is as follows based on the rounded median price/acre:

$$0.80 \text{ acres @ } \$6,000/\text{Acre} = \$4,800 \text{ Site x } 93 \text{ parcels} = \mathbf{\$446,400}$$

December 2006

| 2006 | Sales Data Median Size | Sales Data Median Price/Acre |
|---|-----------------------------------|---|
| Copco View Average Access 0.51 to 2.0 AC | <i>0.62</i> | <i>\$8,333</i> |

For the 2006 valuation, there were sufficient sales to use the median price/acre of the sale, see addendum for list of sales used. Therefore the value is as follows based on the rounded median price/acre:

$$0.80 \text{ acres @ } \$8,000/\text{Acre} = \$6,400 \text{ Site x } 93 \text{ parcels} = \mathbf{\$595,200}$$

April 2008

$$\$6,800 \text{ Site x } 93 \text{ parcels} = \mathbf{\$632,000}$$

For the Copco Reservoir View, Average Access, **2.10 acres to 6.00 acres** there were 19 parcels with a median site size of 3.21 acres.

December 2004

| 2004 | Sales Data Median Size | Sales Data Median Price/Acre |
|---|-----------------------------------|---|
| Copco View Average Access 2.10 to 6.000 AC | <i>3.60</i> | <i>\$2,260</i> |

For the 2004 valuation, there were sufficient sales to use the median price/acre of the sales, see addendum for list of sales used. Therefore the value is as follows based on the rounded median price/acre:

$$3.21 \text{ acres @ } \$2,300/\text{Acre} = \$7,383 \text{ Site} \times 19 \text{ parcels} = \mathbf{\$140,000}$$

December 2006

| Differential for 3.21 acres | |
|---|---------------------------|
| 0.80 acres @ \$8,000 per acre (rounded) | \$6,400 |
| Additional land: 2.41 acres @ \$2,880 per acre (\$8,000 x 0.36) | \$6,941 |
| Total | \$13,000 (rounded) |

For the 2006 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2006 a size differential was applied. The value is as follows:

$$\$13,000 \text{ Site} \times 19 \text{ parcels} = \mathbf{\$247,000}$$

April 2008

$$\$14,000 \text{ Site} \times 19 \text{ parcels} = \mathbf{\$266,000}$$

For the Copco Reservoir View, Average Access, **6.10 acres to 10.00 acres** there were eight parcels with a median site size of 7.73 acres.

December 2004

| Differential for 7.73 acres | |
|---|---------------------------|
| 3.21 acres @ \$2,300 per acre (rounded) | \$7,383 |
| Additional land: 4.52 acres @ \$828 per acre (\$2,300 x 0.36) | \$3,743 |
| Total | \$11,000 (rounded) |

For the 2004 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2004 a size differential was applied. The value is as follows:

$$\text{\$11,000 Site} \times 8 \text{ parcels} = \text{\$88,000}$$

December 2006

| Differential for 7.73 acres | |
|---|---------------------------|
| 3.21 acres @ \$4,050 per acre | \$13,000 |
| Additional land: 4.52 acres @ \$1,458 per acre (\$4,050 x 0.36) | \$6,590 |
| Total | \$20,000 (rounded) |

For the 2006 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2006 a size differential was applied. The value is as follows:

$$\text{\$20,000 Site} \times 8 \text{ parcels} = \text{\$160,000}$$

April 2008

$$\text{\$21,000 Site} \times 8 \text{ parcels} = \text{\$168,000}$$

For the Copco Reservoir View, Average Access, **greater than 10.10 acres** there were two parcels with a median site size of 12.00 acres.

December 2004

| Differential for 12 acres | |
|---|---------------------------|
| 7.73 acres @ \$1,423 per acre (rounded) | \$11,000 |
| Additional land: 4.27 acres @ \$512 per acre (\$1,423 x 0.36) | \$2,186 |
| Total | \$13,000 (rounded) |

For the 2004 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2004 a size differential was applied. The value is as follows:

$$\text{\$13,000 Site} \times 2 \text{ parcels} = \text{\$26,000}$$

December 2006

| Differential for 12 acres | |
|---|---------------------------|
| 7.73 acres @ \$2,587 per acre | \$20,000 |
| Additional land: 4.27 acres @ \$931 per acre (\$2,587 x 0.36) | \$3,975 |
| Total | \$24,000 (rounded) |

For the 2006 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2006 a size differential was applied. The value is as follows:

$$\text{\$24,000 Site} \times 2 \text{ parcels} = \text{\$48,000}$$

April 2008

$$\text{\$25,000 Site} \times 2 \text{ parcels} = \text{\$50,000}$$

Reservoir View Copco, Fair Access

Fair access values are based on the values corresponding to the site size grouping for average access and discounted by 50%. As discussed in the Summary of Adjustments, the 2008 valuation will be updated to reflect the median site size of that category. In other words, the value is first adjusted for the size difference, followed by the 50% discount for access.

For the next category Copco Reservoir View with Fair Access in the range of **less than 5.00 acres** there were 2 parcels with a median site size of 4.65 acres.

December 2004

The median size for average access is 3.21 acres in the before condition with a site value of \$7,383, and the median size for the fair access parcels is 4.65 acres. The size differential is applied and indicates a 4.65 acre parcel with average access.

| Differential for 4.65 acres | |
|---|--------------------------|
| 3.21 acres @ \$2,300/acre | \$7,383 |
| Additional land: 1.44 acres @ \$828 per acre (\$2,300 x 0.36) | \$1,192 |
| Total | \$9,000 (rounded) |

The base value for a 4.65 acre site with average access is \$9,000. The 50% decrease from average to fair is applied resulting in a site value of \$4,500 (\$9,000 x 0.50).

$$\text{\$4,500 Site} \times 2 \text{ parcels} = \text{\$9,000}$$

December 2006

The median size for average access is 3.21 acres in the before condition with a site value of \$13,000, and the median size for the fair access parcels is 4.65 acres. The size differential is applied and indicates a 4.65 acre parcel with average access.

| Differential for 4.65 acres | |
|---|---------------------------|
| 3.21 acres @ \$4,050/acre | \$13,000 |
| Additional land: 1.44 acres @ \$1,458 per acre (\$4,050 x 0.36) | \$2,100 |
| Total | \$15,000 (rounded) |

The base value for a 4.65 acre site with average access is \$15,000. The 50% decrease from average to fair is applied resulting in a site value of \$7,500 (\$15,000 x 0.50).

$$\text{\$7,500 Site} \times 2 \text{ parcels} = \text{\$15,000}$$

April 2008

The median size for average access is 3.21 acres in the before condition with a site value of \$14,000, and the median size for the fair access parcels is 4.65 acres. The size differential is applied and indicates a 4.65 acre parcel with average access.

| Differential for 4.65 acres | |
|---|---------------------------|
| 3.21 acres @ \$4,361/acre | \$14,000 |
| Additional land: 1.44 acres @ \$1,570 per acre (\$4,361 x 0.36) | \$2,260 |
| Total | \$16,000 (rounded) |

The base value for a 4.65 acre site with average access is \$16,000. The 50% decrease from average to fair is applied resulting in a site value of \$8,000 ($\$16,000 \times 0.50$).

$$\$8,000 \text{ Site} \times 2 \text{ parcels} = \mathbf{\$16,000}$$

For the Copco Reservoir View with Fair Access, **greater than 5.10 acres** there were seven parcels with a median site size of 10.13 acres.

December 2004

The median size for average access is 12 acres in the before condition with a site value of \$13,000, and the median size for the fair access parcels is 10.13 acres. The size differential is applied in reverse and indicates a 10.13 acre parcel with average access.

| Differential for 10.13 acres | |
|---|---------------------------|
| 12 acres @ \$1,083/acre | \$13,000 |
| Additional land: 1.87 acres @ \$390 per acre (\$1,083 x 0.36) | \$(729) |
| Total | \$12,000 (rounded) |

The base value for a 10.13 acre site with average access is \$12,000. The 50% decrease from average to fair is applied resulting in a site value of \$6,000 (\$12,000 x 0.50).

$$\text{\$6,000 Site} \times 7 \text{ parcels} = \text{\$42,000}$$

December 2006

The median size for average access is 12 acres in the before condition with a site value of \$24,000, and the median size for the fair access parcels is 10.13 acres. The size differential is applied in reverse and indicates a 10.13 acre parcel with average access.

| Differential for 10.13 acres | |
|---|---------------------------|
| 12 acres @ \$2,000/acre | \$24,000 |
| Additional land: 1.87 acres @ \$720 per acre (\$2,000 x 0.36) | \$(1,346) |
| Total | \$23,000 (rounded) |

The base value for a 10.13 acre site with average access is \$23,000. The 50% decrease from average to fair is applied resulting in a site value of \$11,500 (\$23,000 x 0.50).

$$\text{\$11,500 Site} \times 7 \text{ parcels} = \text{\$80,500}$$

April 2008

The median size for average access is 12 acres in the before condition with a site value of \$24,000, and the median size for the fair access parcels is 10.13 acres. The size differential is applied in reverse and indicates a 10.13 acre parcel with average access.

| Differential for 10.13 acres | |
|---|---------------------------|
| 12 acres @ \$2,083/acre | \$25,000 |
| Additional land: 1.87 acres @ \$750 per acre (\$2,083 x 0.36) | \$(1,403) |
| Total | \$24,000 (rounded) |

The base value for a 10.13 acre site with average access is \$24,000. The 50% decrease from average to fair is applied resulting in a site value of \$12,000 ($\$24,000 \times 0.50$).

$$\text{\$12,000 Site} \times 7 \text{ parcels} = \text{\$84,000}$$

Copco Frontage, Average Access

There are 206 parcels that have Copco reservoir frontage/access which in the “after” condition are assumed to become river view parcels. The Copco frontage/access group also includes five parcels that carry a land use designation of commercial. The lack of improved sites in the neighborhood indicates that there is little to support commercial development, as evidenced by the limited commercial development in the area, and these parcels could also be developed to residential.

In the Copco Frontage, Average Access, **less than 0.50 acre** there are 51 lots with a median size of 0.34 acres.

Due to limited data for the less than 0.50 acre category, we applied the 36% incremental adjustment in reverse to increase the unit price for the smaller size based on 0.51 to 2 acre category which had good sales data available.

December 2004

| Differential for 0.34 acres | |
|---|---------------------------|
| Total equivalent 0.78 acre site determined in next larger size category | \$16,380, \$21,000/acre |
| Additional land: 0.44 acres @ \$7,560 per acre (\$21,000 x 0.36) | \$(3,326) |
| 0.34 acres @ \$38,235 per acre | \$13,000 (Rounded) |

Due to this category being smaller, we applied the 36% incremental adjustment in reverse to increase the unit price for the smaller size category, based on the site value for the larger size category. Therefore the value is as follows based on the rounded median price/acre:

$$0.34 \text{ acres @ } \$38,235/\text{Acres} = \$13,000 \text{ Site} \times 51 \text{ parcels} = \mathbf{\$663,000}$$

December 2006

| Differential for 0.34 acres | |
|--|---------------------------|
| Total equivalent 0.78 acre site determined in previous section | \$17,940, \$23,000/acre |
| Additional land: 0.44 acres @ \$8,280 per acre (\$23,000 x 0.36) | \$(3,643) |
| 0.34 acres @ \$41,176 per acre | \$14,000 (Rounded) |

Due to this category being smaller, we applied the 36% incremental adjustment in reverse to increase the unit price for the smaller size category, based on the site value for the larger size category. Therefore the value is as follows based on the rounded median price/acre:

$$0.34 \text{ acres @ } \$41,176/\text{Acres} = \$14,000 \text{ Site} \times 51 \text{ parcels} = \mathbf{\$714,000}$$

The valuation for 2008 for the less than 0.50 acres was based the sale of two lots (APN 004-440-341 and 004-440-351) these two parcels sold for \$45,000 (\$22,500 per lot) in July 2008. Based on this sale a \$40,000 per acre value was applied to the first site size grouping of less than 0.5 acres with a

median site size of 0.34 acres. Due to this limited data for the 2008 valuation, the fact that the 2006 and 2008 values have been determined to be the same is not surprising.

April 2008

\$14,000 Site x 51 parcels = **\$714,000**

For the Copco Frontage, Average Access, **0.51 acres to 2.00 acres** there were 116 parcels with a median site size of 0.78 acres.

December 2004

| 2004 | Sales Data Median Size | Sales Data Median Price/Acre |
|---|-----------------------------------|---|
| Copco Frontage Average Access 0.51 to 2.0 AC | <i>0.57</i> | <i>\$21,052</i> |

For the 2004 valuation, there were sufficient sales to use the median price/acre of the sales, see addendum for list of sales used. Therefore the value is as follows based on the rounded median price/acre:

$$0.78 \text{ acres @ } \$21,000/\text{Acre} = \$16,380 \text{ Site} \times 116 \text{ parcels} = \mathbf{\$1,900,080}$$

December 2006

| 2006 | Sales Data Median Size | Sales Data Median Price/Acre |
|---|-----------------------------------|---|
| Copco Frontage Average Access 0.51 to 2.0 AC | <i>0.55</i> | <i>\$23,148</i> |

For the 2006 valuation, there were sufficient sales to use the median price/acre of the sales, see addendum for list of sales used. Therefore the value is as follows based on the rounded median price/acre:

$$0.78 \text{ acres @ } \$23,000/\text{Acre} = \$17,940 \text{ Site} \times 116 \text{ parcels} = \mathbf{\$2,081,040}$$

April 2008

$$\$20,000 \text{ Site} \times 116 \text{ parcels} = \mathbf{\$2,320,000}$$

For the Copco Frontage, Average Access, **2.10 acres to 6.00 acres** there were 15 parcels with a median site size of 2.70 acres.

December 2004

| Differential for 2.70 acres | |
|---|---------------------------|
| 0.78 acres @ \$21,000 per acre (rounded) | \$16,380 |
| Additional land: 1.92 acres @\$7,560 per acre (\$21,000 x 0.36) | \$14,515 |
| Total | \$31,000 (rounded) |

For the 2004 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2004 a size differential was applied. The value is as follows:

$$\text{\$31,000 Site} \times 15 \text{ parcels} = \text{\$465,000}$$

December 2006

| Differential for 2.70 acres | |
|---|---------------------------|
| 0.78 acres @ \$23,000 per acre (rounded) | \$17,940 |
| Additional land: 1.92 acres @\$8,280 per acre (\$23,000 x 0.36) | \$15,898 |
| Total | \$34,000 (rounded) |

For the 2006 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2006 a size differential was applied. The value is as follows:

$$\text{\$34,000 Site} \times 15 \text{ parcels} = \text{\$510,000}$$

April 2008

$$\text{\$37,000 Site} \times 15 \text{ parcels} = \text{\$555,000}$$

For the Copco Frontage, Average Access, **6.10 acres to 10.00 acres** there were five parcels with a median site size of 7.70 acres.

December 2004

| Differential for 7.70 acres | |
|--|---------------------------|
| 2.7 acres @ \$11,481 per acre (rounded) | \$31,000 |
| Additional land: 5.0 acres @\$4,133 per acre (\$11,481 x 0.36) | \$20,665 |
| Total | \$52,000 (rounded) |

For the 2004 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2004 a size differential was applied. The value is as follows:

$$\$52,000 \text{ Site} \times 5 \text{ parcels} = \mathbf{\$260,000}$$

December 2006

| Differential for 7.70 acres | |
|--|---------------------------|
| 2.7 acres @ \$12,593 per acre | \$34,000 |
| Additional land: 5.0 acres @\$4,534 per acre (\$12,593 x 0.36) | \$22,670 |
| Total | \$57,000 (rounded) |

For the 2006 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2006 a size differential was applied. The value is as follows:

$$\$57,000 \text{ Site} \times 5 \text{ parcels} = \mathbf{\$285,000}$$

April 2008

$$\$62,000 \text{ Site} \times 5 \text{ parcels} = \mathbf{\$310,000}$$

For the Copco Frontage, Average Access, **greater than 10.10 acres** there were three parcels with a median site size of 11.40 acres.

December 2004

| Differential for 11.40 acres | |
|---|---------------------------|
| 7.7 acres @ \$6,753 per acre (rounded) | \$52,000 |
| Additional land: 3.7 acres @\$2,431 per acre (\$6,753 x 0.36) | \$8,995 |
| Total | \$61,000 (rounded) |

For the 2004 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2004 a size differential was applied. The value is as follows:

$$\text{\$61,000 Site} \times 3 \text{ parcels} = \text{\$183,000}$$

December 2006

| Differential for 11.40 acres | |
|---|---------------------------|
| 7.7 acres @ \$7,403 per acre | \$57,000 |
| Additional land: 3.7 acres @\$2,665 per acre (\$7,403 x 0.36) | \$9,861 |
| Total | \$67,000 (rounded) |

For the 2006 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2006 a size differential was applied. The value is as follows:

$$\text{\$67,000 Site} \times 3 \text{ parcels} = \text{\$201,000}$$

April 2008

$$\text{\$73,000 Site} \times 3 \text{ parcels} = \text{219,000}$$

Copco Frontage, Fair Access

Fair access values are based on the values corresponding to the site size grouping for average access and discounted by 50%. As discussed in the Summary of Adjustments, the 2008 valuation will be updated to reflect the median site size of the category being adjusted.

For the Copco Frontage with Fair Access there is one parcel with **less than 2.00 acres** with a site size of 0.75 acres. A size differential was not applied to this category given the negligible size difference between average and fair access.

December 2004

The base value is \$16,380 from 0.51 to 2.00 acres Copco Frontage with *Average Access*. The 50% decrease from average to fair is applied resulting in a value of \$8,190 (\$16,380 x 0.50) for 0.78 acres which results in a per acre value of \$10,500. Therefore, the value is as follows:

$$0.75 \text{ acres @ } \$10,500/\text{Acres} = \$7,875 \text{ Site x 1 parcel} = \mathbf{\$7,875}$$

December 2006

The base value is \$17,940 from 0.51 to 2.00 acres Copco Frontage with *Average Access*. The 50% decrease from average to fair is applied resulting in a value of \$8,970 (\$17,940 x 0.50) for 0.78 acres which results in a per acre value of \$11,500. Therefore, the value is as follows:

$$0.75 \text{ acres @ } \$11,500/\text{Acres} = \$8,625 \text{ Site x 1 parcel} = \mathbf{\$8,625}$$

April 2008

The base value is \$20,000 from 0.51 to 2.00 acres Copco Frontage/Access with *Average Access*. The 50% decrease from average to fair is applied resulting in a value of \$10,000 (\$20,000 x 0.50) for 0.78 acres which results in a per acre value of \$12,821. Therefore, the value is as follows:

$$0.75 \text{ acres @ } \$12,821/\text{Acres} = \$9,616 \text{ Site x 1 parcel} = \mathbf{\$9,616}$$

For the Copco Frontage with Fair Access there is one parcel with **2.10 to 5 acres** with a median site size of 2.00 acres.

December 2004

The median size for average access is 2.70 acres in the before condition with a site value of \$31,000, and the median size for the fair access parcels is 2 acres. The size differential is applied in reverse and indicates a 2 acre parcel with average access.

| Differential for 2.00 acres | |
|--|---------------------------|
| 2.70 acres @ \$11,482/acre | \$31,000 |
| Additional land: 0.70 acres @ \$4,134 per acre (\$11,482 x 0.36) | \$(2,894) |
| Total | \$28,000 (rounded) |

The base value for a 2 acre site with average access is \$28,000. The 50% decrease from average to fair is applied resulting in a site value of \$14,000 (\$28,000 x 0.50).

$$\text{\$14,000 Site} \times 1 \text{ parcel} = \text{\$14,000}$$

December 2006

The median size for average access is 2.70 acres in the before condition with a site value of \$34,000, and the median size for the fair access parcels is 2 acres. The size differential is applied in reverse and indicates a 2 acre parcel with average access.

| Differential for 2.00 acres | |
|--|---------------------------|
| 2.70 acres @ \$12,593/acre | \$34,000 |
| Additional land: 0.70 acres @ \$4,534 per acre (\$12,593 x 0.36) | \$(3,174) |
| Total | \$31,000 (rounded) |

The base value for a 2 acre site with average access is \$31,000. The 50% decrease from average to fair is applied resulting in a site value of \$15,500 (\$31,000 x 0.50).

$$\text{\$15,500 Site} \times 1 \text{ parcel} = \text{\$15,500}$$

April 2008

The median size for average access is 2.70 acres in the before condition with a site value of \$37,000, and the median size for the fair access parcels is 2 acres. The size differential is applied in reverse and indicates a 2 acre parcel with average access.

| Differential for 2.00 acres | |
|--|---------------------------|
| 2.70 acres @ \$13,704/acre | \$37,000 |
| Additional land: 0.70 acres @ \$4,933 per acre (\$13,704 x 0.36) | \$(3,453) |
| Total | \$34,000 (rounded) |

The base value for a 2 acre site with average access is \$34,000. The 50% decrease from average to fair is applied resulting in a site value of \$17,000 (\$34,000 x 0.50).

$$\text{\$17,000 Site} \times 1 \text{ parcel} = \text{\$17,000}$$

For the Copco Frontage with Fair Access there is one parcel with **5.1 to 10.00 acres** with a median site size of 5.50 acres.

December 2004

The median size for average access is 7.70 acres in the before condition with a site value of \$52,000, and the median size for the fair access parcels is 5.50 acres. The size differential is applied in reverse and indicates a 5.50 acre parcel with average access.

| Differential for 5.50 acres | |
|---|---------------------------|
| 7.70 acres @ \$6,753/acre | \$52,000 |
| Additional land: 2.20 acres @ \$2,431 per acre (\$6,753 x 0.36) | \$(5,348) |
| Total | \$47,000 (rounded) |

The base value for a 5.50 acre site with average access is \$47,000. The 50% decrease from average to fair is applied resulting in a site value of \$23,500 (\$47,000 x 0.50).

$$\text{\$23,500 Site} \times 1 \text{ parcel} = \text{\$23,500}$$

December 2006

The median size for average access is 7.70 acres in the before condition with a site value of \$57,000, and the median size for the fair access parcels is 5.50 acres. The size differential is applied in reverse and indicates a 5.50 acre parcel with average access.

| Differential for 5.50 acres | |
|---|---------------------------|
| 7.70 acres @ \$7,403/acre | \$57,000 |
| Additional land: 2.20 acres @ \$2,665 per acre (\$7,403 x 0.36) | \$(5,863) |
| Total | \$51,000 (rounded) |

The base value for a 5.50 acre site with average access is \$51,000. The 50% decrease from average to fair is applied resulting in a site value of \$25,500 (\$51,000 x 0.50).

$$\text{\$25,500 Site} \times 1 \text{ parcel} = \text{\$25,500}$$

April 2008

The median size for average access is 7.70 acres in the before condition with a site value of \$62,000, and the median size for the fair access parcels is 5.50 acres. The size differential is applied in reverse and indicates a 5.50 acre parcel with average access.

| Differential for 5.50 acres | |
|---|---------------------------|
| 7.70 acres @ \$8,052/acre | \$62,000 |
| Additional land: 2.20 acres @ \$2,899 per acre (\$8,052 x 0.36) | \$(6,378) |
| Total | \$56,000 (rounded) |

The base value for a 5.50 acre site with average access is \$56,000. The 50% decrease from average to fair is applied resulting in a site value of \$28,000 ($\$56,000 \times 0.50$).

$$\$28,000 \text{ Site} \times 1 \text{ parcel} = \mathbf{\$28,000}$$

For the next category Copco Frontage with Fair Access there are five parcels which range in size from **10.0 acres to 19.00 acres** and a median size of 10.10 acres.

December 2004

The median size for average access is 11.40 acres in the before condition with a site value of \$61,000, and the median size for the fair access parcels is 10.10 acres. The size differential is applied in reverse and indicates a 10.10 acre parcel with average access.

| Differential for 10.10 acres | |
|---|---------------------------|
| 11.40 acres @ \$5,351/acre | \$61,000 |
| Additional land: 1.30 acres @ \$1,926 per acre (\$5,351 x 0.36) | \$(2,504) |
| Total | \$59,000 (rounded) |

The base value for a 10.10 acre site with average access is \$59,000. The 50% decrease from average to fair is applied resulting in a site value of \$29,500 (\$59,000 x 0.50).

$$\text{\$29,500 Site} \times 5 \text{ parcels} = \text{\$147,500}$$

December 2006

The median size for average access is 11.40 acres in the before condition with a site value of \$67,000, and the median size for the fair access parcels is 10.10 acres. The size differential is applied in reverse and indicates a 10.10 acre parcel with average access.

| Differential for 10.10 acres | |
|---|---------------------------|
| 11.40 acres @ \$5,877/acre | \$67,000 |
| Additional land: 1.30 acres @ \$2,116 per acre (\$5,877 x 0.36) | \$(2,751) |
| Total | \$64,000 (rounded) |

The base value for a 10.10 acre site with average access is \$64,000. The 50% decrease from average to fair is applied resulting in a site value of \$32,000 (\$64,000 x 0.50).

$$\text{\$32,000 Site} \times 5 \text{ parcels} = \text{\$160,000}$$

April 2008

The median size for average access is 11.40 acres in the before condition with a site value of \$73,000, and the median size for the fair access parcels is 10.10 acres. The size differential is applied in reverse and indicates a 10.10 acre parcel with average access.

| Differential for 10.10 acres | |
|---|---------------------------|
| 11.40 acres @ \$6,404/acre | \$73,000 |
| Additional land: 1.30 acres @ \$2,305 per acre (\$6,404 x 0.36) | \$(2,997) |
| Total | \$70,000 (rounded) |

The base value for a 10.10 acre site with average access is \$70,000. The 50% decrease from average to fair is applied resulting in a site value of \$35,000 ($\$70,000 \times 0.50$).

$$\text{\$35,000 Site} \times 5 \text{ parcels} = \text{\$175,000}$$

For Copco Frontage with Fair Access, **greater than 19.1 acres** there are eight parcels with a median size of 35.30 acres.

December 2004

The median size for average access is 11.40 acres in the before condition with a site value of \$61,000, and the median size for the fair access parcels is 35.30 acres. The size differential is applied and indicates a 35.30 acre parcel with average access.

| Differential of 35.30 acres | |
|--|----------------------------|
| 11.40 acres @ \$5,350 per acre (rounded) | \$61,000 |
| Additional land: 23.9 acres @\$1,926 per acre (\$5,350 x 0.36) | \$46,031 |
| Total | \$107,000 (rounded) |

The base value for a 35.30 acre site with average access is \$107,000. The 50% decrease from average to fair is applied resulting in a site value of \$53,500 (\$107,000 x 0.50).

$$\text{\$53,500 Site} \times 8 \text{ parcels} = \text{\$428,000}$$

December 2006

The median size for average access is 11.40 acres in the before condition with a site value of \$67,000, and the median size for the fair access parcels is 35.30 acres. The size differential is applied and indicates a 35.30 acre parcel with average access.

| Differential of 35.30 acres | |
|--|----------------------------|
| 11.40 acres @ \$5,877 per acre (rounded) | \$67,000 |
| Additional land: 23.9 acres @\$2,116 per acre (\$5,877 x 0.36) | \$50,572 |
| Total | \$118,000 (rounded) |

The base value for a 35.30 acre site with average access is \$118,000. The 50% decrease from average to fair is applied resulting in a site value of \$59,000 (\$118,000 x 0.50).

$$\text{\$59,000 Site} \times 8 \text{ parcels} = \text{\$472,000}$$

April 2008

Data for 2008 was figured based on a site differential, and therefore, did reflect the appropriate site value.

$$\text{\$64,000 Site} \times 8 \text{ parcels} = \text{\$512,000}$$

Reservoir View Iron Gate, Fair Access

For Iron Gate there are 212 parcels which are impacted by have reservoir views in the “before” condition and no view in the after. The views of the reservoir are distant with access considered fair, over mostly dirt roads with limited access to utilities. The parcels are located on the ridgelines where the parcels have moderate to steep slopes.

For Iron Gate View, Fair Access, **less than 2.00 acres** there are five lots with the median size being 1.4 acres.

December 2004

| Differential for 1.4 acres | |
|---|-----------------------|
| Total equivalent 2.6 acre site determined in larger size category | \$6,240, \$2,400/acre |
| Additional land: 1.2 acres @ \$864 per acre (\$2,400 x 0.36) | \$(1,037) |
| 1.4 acres @ \$3,571 per acre | \$5,000 |

Due to this category being smaller, we applied the 36% incremental adjustment in reverse to increase the unit price for the smaller size category, based on the site value for the larger size category. Therefore the value is as follows based on the rounded median price/acre:

$$1.40 \text{ acres @ } \$3,571/\text{Acre} = \$5,000 \text{ Site} \times 5 \text{ parcels} = \mathbf{\$25,000}$$

December 2006

| Differential for 1.4 acres | |
|---|-----------------------|
| Total equivalent 2.6 acre site determined in larger size category | \$9,360, \$3,600/acre |
| Additional land: 1.2 acres @ \$1,296 per acre (\$3,600 x 0.36) | \$(1,555) |
| 1.4 acres @ \$5,575 per acre | \$7,805 |

Due to this category being smaller, we applied the 36% incremental adjustment in reverse to increase the unit price for the smaller size category, based on the site value for the larger size category. Therefore the value is as follows based on the rounded median price/acre:

$$1.40 \text{ acres @ } \$5,575/\text{Acres} = \$7,805 \text{ Site} \times 5 \text{ parcels} = \mathbf{\$39,025}$$

April 2008

$$\$8,000 \text{ Site} \times 5 \text{ parcels} = \mathbf{\$40,000}$$

For the Iron Gate View, Fair Access there are 194 lots in the category of **2.1 to 6.00 acres** the median size is 2.6 acres.

December 2004

| 2004 | Sales Data Median Size | Sales Data Median Price/Acre |
|--|-----------------------------------|---|
| Iron Gate View Fair Access 2.10 to 6.000 AC | 2.50 | \$2,407 |

For the 2004 valuation, there were sufficient sales to use the median price/acre of the sales, see addendum for list of sales used. Therefore the value is as follows based on the rounded median price/acre:

$$2.6 \text{ acres @ } \$2,400/\text{Acres} = \$6,240 \text{ Site} \times 194 \text{ parcels} = \mathbf{\$1,210,560}$$

December 2006

| 2004 | Sales Data Median Size | Sales Data Median Price/Acre |
|--|-----------------------------------|---|
| Iron Gate View Fair Access 2.10 to 6.000 AC | 2.60 | \$3,538 |

For the 2006 valuation, there were sufficient sales to use the median price/acre of the sales, see addendum for list of sales used. Therefore the value is as follows based on the rounded median price/acre:

$$2.6 \text{ acres @ } \$3,600/\text{Acres} = \$9,360 \text{ Site} \times 194 \text{ parcels} = \mathbf{\$1,815,840}$$

April 2008

$$\mathbf{\$10,000 \text{ Site} \times 194 \text{ parcels} = \$1,940,000}$$

For Iron Gate View, Fair Access, **6.10 acres to 10.00 acres** there were seven parcels with a median site size of 10 acres.

December 2004

| Differential for 10 acres | |
|--|---------------------------|
| 2.6 acres @ \$2,400 per acre (rounded) | \$6,240 |
| Additional land: 7.4 acres @ \$864 per acre (\$2,400 x 0.36) | \$6,394 |
| Total | \$13,000 (rounded) |

For the 2004 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2004 a size differential was applied. The value is as follows:

$$\text{\$13,000 Site} \times 7 \text{ parcels} = \text{\$91,000}$$

December 2006

| Differential for 10 acres | |
|--|---------------------------|
| 2.6 acres @ \$3,600 per acre (rounded) | \$9,360 |
| Additional land: 7.4 acres @ \$1,296 per acre (\$3,600 x 0.36) | \$9,590 |
| Total | \$19,000 (rounded) |

For the 2006 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2006 a size differential was applied. The value is as follows:

$$\text{\$19,000 Site} \times 7 \text{ parcels} = \text{\$133,000}$$

April 2008

$$\text{\$20,000 Site} \times 7 \text{ parcels} = \text{\$140,000}$$

For Iron Gate View, Fair Access, **greater than 10.1 acres** there were six parcels with a median site size of 33 acres.

December 2004

| Differential for 33 acres | |
|---|---------------------------|
| 10 acres @ \$1,300 per acre (rounded) | \$13,000 |
| Additional land: 23 acres @ \$468 per acre (\$1,300 x 0.36) | \$10,764 |
| Total | \$24,000 (rounded) |

For the 2004 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2004 a size differential was applied. The value is as follows:

$$\text{\$24,000 Site} \times 6 \text{ parcels} = \text{\$144,000}$$

December 2006

| Differential for 33 acres | |
|---|---------------------------|
| 10 acres @ \$1,900 per acre (rounded) | \$19,000 |
| Additional land: 23 acres @ \$684 per acre (\$1,900 x 0.36) | \$15,732 |
| Total | \$35,000 (rounded) |

For the 2006 valuation, the sales data was not sufficient to determine a median price/acre. To determine the value for 2006 a size differential was applied. The value is as follows:

$$\text{\$35,000 Site} \times 6 \text{ parcels} = \text{\$210,000}$$

April 2008

$$\text{\$36,000 Site} \times 6 \text{ parcels} = \text{\$216,000}$$

VIII. SUMMARY OF CONCLUSIONS – “BEFORE” CONDITION

The table below summarizes our conclusions for the value of the individual groupings for **2004**.

| Impacted Properties by category | | | | | | "Before" Condition 2004 | |
|----------------------------------|-----------|---------|-----------------------|-----------------------|-------------------|----------------------------|--------------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | Site Value | Extension |
| Copco | View | Average | <0.50 | 0.40 | 119 | \$ 4,000 | \$ 476,000 |
| Copco | View | Average | 0.51-2.00 | 0.80 | 93 | \$ 4,800 | \$ 446,400 |
| Copco | View | Average | 2.10-6.00 | 3.21 | 19 | \$ 7,383 | \$ 140,000 |
| Copco | View | Average | 6.10-10.00 | 7.73 | 8 | \$ 11,000 | \$ 88,000 |
| Copco | View | Average | >10.10 | 12.00 | 2 | \$ 13,000 | \$ 26,000 |
| Copco | View | Fair | <5.00 | 4.65 | 2 | \$ 4,500 | \$ 9,000 |
| Copco | View | Fair | >5.10 | 10.13 | 7 | \$ 6,000 | \$ 42,000 |
| | | | | | | | |
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | Site Value | Extension |
| Copco | Frontage | Average | <0.50 | 0.34 | 51 | \$ 13,000 | \$ 663,000 |
| Copco | Frontage | Average | 0.51-2.00 | 0.78 | 116 | \$ 16,380 | \$ 1,900,080 |
| Copco | Frontage | Average | 2.10-6.00 | 2.70 | 15 | \$ 31,000 | \$ 465,000 |
| Copco | Frontage | Average | 6.10-10.00 | 7.70 | 5 | \$ 52,000 | \$ 260,000 |
| Copco | Frontage | Average | >10.10 | 11.40 | 3 | \$ 61,000 | \$ 183,000 |
| Copco | Frontage | Fair | <2.00 | 0.75 | 1 | \$ 7,875 | \$ 7,875 |
| Copco | Frontage | Fair | 2.10-5.00 | 2.00 | 1 | \$ 14,000 | \$ 14,000 |
| Copco | Frontage | Fair | 5.10-10.00 | 5.50 | 1 | \$ 23,500 | \$ 23,500 |
| Copco | Frontage | Fair | 10.00-19.00 | 10.10 | 5 | \$ 29,500 | \$ 147,500 |
| Copco | Frontage | Fair | >19.00 | 35.30 | 8 | \$ 53,500 | \$ 428,000 |
| Copco Parcel Subtotal | | | | | 456 | | \$5,319,355 |
| | | | | | | | |
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | Site Value | Extension |
| Iron Gate | View | Fair | <2.00 | 1.40 | 5 | \$ 5,000 | \$ 25,000 |
| Iron Gate | View | Fair | 2.10-6.00 | 2.60 | 194 | \$ 6,240 | \$ 1,210,560 |
| Iron Gate | View | Fair | 6.10-10.00 | 10.00 | 7 | \$ 13,000 | \$ 91,000 |
| Iron Gate | View | Fair | >10.10 | 33.00 | 6 | \$ 24,000 | \$ 144,000 |
| Iron Gate Parcel Subtotal | | | | | 212 | | \$1,470,560 |
| Impacted Parcel Total | | | | | 668 | | \$6,789,915 |

The table below summarizes our conclusions for the value of the individual groupings for 2006.

| Impacted Properties by category | | | | | | "Before" Condition 2006 | |
|----------------------------------|-----------|---------|-----------------------|-----------------------|-------------------|----------------------------|--------------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | Site Value | Extension |
| Copco | View | Average | <0.50 | 0.40 | 119 | \$ 5,000 | \$ 595,000 |
| Copco | View | Average | 0.51-2.00 | 0.80 | 93 | \$ 6,400 | \$ 595,200 |
| Copco | View | Average | 2.10-6.00 | 3.21 | 19 | \$ 13,000 | \$ 247,000 |
| Copco | View | Average | 6.10-10.00 | 7.73 | 8 | \$ 20,000 | \$ 160,000 |
| Copco | View | Average | >10.10 | 12.00 | 2 | \$ 24,000 | \$ 48,000 |
| Copco | View | Fair | <5.00 | 4.65 | 2 | \$ 7,500 | \$ 15,000 |
| Copco | View | Fair | >5.10 | 10.13 | 7 | \$ 11,500 | \$ 80,500 |
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | Site Value | Extension |
| Copco | Frontage | Average | <0.50 | 0.34 | 51 | \$ 14,000 | \$ 714,000 |
| Copco | Frontage | Average | 0.51-2.00 | 0.78 | 116 | \$ 17,940 | \$ 2,081,040 |
| Copco | Frontage | Average | 2.10-6.00 | 2.70 | 15 | \$ 34,000 | \$ 510,000 |
| Copco | Frontage | Average | 6.10-10.00 | 7.70 | 5 | \$ 57,000 | \$ 285,000 |
| Copco | Frontage | Average | >10.10 | 11.40 | 3 | \$ 67,000 | \$ 201,000 |
| Copco | Frontage | Fair | <2.00 | 0.75 | 1 | \$ 8,625 | \$ 8,625 |
| Copco | Frontage | Fair | 2.10-5.00 | 2.00 | 1 | \$ 15,500 | \$ 15,500 |
| Copco | Frontage | Fair | 5.10-10.00 | 5.50 | 1 | \$ 25,500 | \$ 25,500 |
| Copco | Frontage | Fair | 10.00-19.00 | 10.10 | 5 | \$ 32,000 | \$ 160,000 |
| Copco | Frontage | Fair | >19.00 | 35.30 | 8 | \$ 59,000 | \$ 472,000 |
| Copco Parcel Subtotal | | | | | 456 | | \$6,213,365 |
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | Site Value | Extension |
| Iron Gate | View | Fair | <2.00 | 1.40 | 5 | \$ 7,805 | \$ 39,025 |
| Iron Gate | View | Fair | 2.10-6.00 | 2.60 | 194 | \$ 9,360 | \$ 1,815,840 |
| Iron Gate | View | Fair | 6.10-10.00 | 10.00 | 7 | \$ 19,000 | \$ 133,000 |
| Iron Gate | View | Fair | >10.10 | 33.00 | 6 | \$ 35,000 | \$ 210,000 |
| Iron Gate Parcel Subtotal | | | | | 212 | | \$2,197,865 |
| Impacted Parcel Total | | | | | 668 | | \$8,411,230 |

The table below summarizes our conclusions for the value of the individual groupings for 2008.

| Impacted Properties by category | | | | | | "Before" Condition 2008 | |
|----------------------------------|-----------|---------|-----------------------|-----------------------|-------------------|----------------------------|--------------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | Site Value | Extension |
| Copco | View | Average | <0.50 | 0.40 | 119 | \$ 5,000 | \$ 595,000 |
| Copco | View | Average | 0.51-2.00 | 0.80 | 93 | \$ 6,800 | \$ 632,000 |
| Copco | View | Average | 2.10-6.00 | 3.21 | 19 | \$ 14,000 | \$ 266,000 |
| Copco | View | Average | 6.10-10.00 | 7.73 | 8 | \$ 21,000 | \$ 168,000 |
| Copco | View | Average | >10.10 | 12.00 | 2 | \$ 25,000 | \$ 50,000 |
| Copco | View | Fair | <5.00 | 4.65 | 2 | \$ 8,000 | \$ 16,000 |
| Copco | View | Fair | >5.10 | 10.13 | 7 | \$ 12,000 | \$ 84,000 |
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | Site Value | Extension |
| Copco | Frontage | Average | <0.50 | 0.34 | 51 | \$ 14,000 | \$ 714,000 |
| Copco | Frontage | Average | 0.51-2.00 | 0.78 | 116 | \$ 20,000 | \$ 2,320,000 |
| Copco | Frontage | Average | 2.10-6.00 | 2.70 | 15 | \$ 37,000 | \$ 555,000 |
| Copco | Frontage | Average | 6.10-10.00 | 7.70 | 5 | \$ 62,000 | \$ 310,000 |
| Copco | Frontage | Average | >10.10 | 11.40 | 3 | \$ 73,000 | \$ 219,000 |
| Copco | Frontage | Fair | <2.00 | 0.75 | 1 | \$ 9,616 | \$ 9,616 |
| Copco | Frontage | Fair | 2.10-5.00 | 2.00 | 1 | \$ 17,000 | \$ 17,000 |
| Copco | Frontage | Fair | 5.10-10.00 | 5.50 | 1 | \$ 28,000 | \$ 28,000 |
| Copco | Frontage | Fair | 10.00-19.00 | 10.10 | 5 | \$ 35,000 | \$ 175,000 |
| Copco | Frontage | Fair | >19.00 | 35.30 | 8 | \$ 64,000 | \$ 512,000 |
| Copco Parcel Subtotal | | | | | 456 | | \$6,670,616 |
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | Site Value | Extension |
| Iron Gate | View | Fair | <2.00 | 1.40 | 5 | \$ 8,000 | \$ 40,000 |
| Iron Gate | View | Fair | 2.10-6.00 | 2.60 | 194 | \$ 10,000 | \$ 1,940,000 |
| Iron Gate | View | Fair | 6.10-10.00 | 10.00 | 7 | \$ 20,000 | \$ 140,000 |
| Iron Gate | View | Fair | >10.10 | 33.00 | 6 | \$ 36,000 | \$ 216,000 |
| Iron Gate Parcel Subtotal | | | | | 212 | | \$2,336,000 |
| Impacted Parcel Total | | | | | 668 | | \$9,006,616 |

IX. VALUATION BY GROUPING – “AFTER” CONDITION

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

RESERVOIR VIEW COPCO TO NO VIEW

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

RESERVOIR VIEW COPCO TO NO VIEW 2004

The difference in the values between view and non-view parcels as abstracted from comparable sales was found to be 45% for 2004. That is for 2004 those parcels with reservoir views tended to sell for 45% more than sales with no view. Our analysis of the subject groupings reflecting this in the “after” is shown in the following table with the 45% discount applied to the site values.

| Impacted Properties by category | | | | | | | "After" Condition 2004 | | |
|---------------------------------|-----------|---------|-----------------------|-----------------------|-------------------|------------------------|---------------------------|-----------------------|------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | View to No View 2004 | "After" Site Value | Extension |
| Copco | View | Average | <0.50 | 0.40 | 119 | \$ 4,000 | -45% | \$ 2,200 | \$ 261,800 |
| Copco | View | Average | 0.51-2.00 | 0.80 | 93 | \$ 4,800 | -45% | \$ 2,640 | \$ 245,520 |
| Copco | View | Average | 2.10-6.00 | 3.21 | 19 | \$ 7,383 | -45% | \$ 4,061 | \$ 77,152 |
| Copco | View | Average | 6.10-10.00 | 7.73 | 8 | \$ 11,000 | -45% | \$ 6,050 | \$ 48,400 |
| Copco | View | Average | >10.10 | 12.00 | 2 | \$ 13,000 | -45% | \$ 200 | \$ 14,300 |
| Copco | View | Fair | <5.00 | 4.65 | 2 | \$ 4,500 | -45% | \$ 2,475 | \$ 4,950 |
| Copco | View | Fair | >5.10 | 10.13 | 7 | \$ 6,000 | -45% | \$ 3,300 | \$ 23,100 |

RESERVOIR VIEW COPCO TO NO VIEW 2006

The difference in the values between view and non-view parcels as abstracted from comparable sales was found to be 35% for 2006. That is for 2006 those parcels with reservoir views tended to sell for 35% more than sales with no view. Our analysis of the subject groupings reflecting this in the “after” is shown in the following table with the 35% discount applied to the site values.

| Impacted Properties by category | | | | | | | "After" Condition 2006 | | |
|---------------------------------|-----------|---------|-------------------|-------------------|----------------|---------------------|------------------------|--------------------|------------|
| View | Reservoir | Access | Parcel Size-Acres | Median Size-Acres | No. of Parcels | "Before" Site Value | View to No View 2006 | "After" Site Value | Extension |
| Copco | View | Average | <0.50 | 0.40 | 119 | \$ 5,000 | -35% | \$ 3,250 | \$ 386,750 |
| Copco | View | Average | 0.51-2.00 | 0.80 | 93 | \$ 6,400 | -35% | \$ 4,160 | \$ 386,880 |
| Copco | View | Average | 2.10-6.00 | 3.21 | 19 | \$ 13,000 | -35% | \$ 8,450 | \$ 160,550 |
| Copco | View | Average | 6.10-10.00 | 7.73 | 8 | \$ 20,000 | -35% | \$ 13,000 | \$ 104,000 |
| Copco | View | Average | >10.10 | 12.00 | 2 | \$ 24,000 | -35% | \$ 15,600 | \$ 31,200 |
| Copco | View | Fair | <5.00 | 4.65 | 2 | \$ 7,500 | -35% | \$ 4,875 | \$ 9,750 |
| Copco | View | Fair | >5.10 | 10.13 | 7 | \$ 11,500 | -35% | \$ 7,475 | \$ 52,325 |

RESERVOIR VIEW COPCO TO NO VIEW 2008

The difference in the values between view and non-view parcels as abstracted from comparable sales was found to be 35% for 2008. These figures were recalculated due to the changes to the Fair “before” values.

| Impacted Properties by category | | | | | | | "After" Condition 2008 | | |
|---------------------------------|-----------|---------|-------------------|-------------------|----------------|---------------------|------------------------|--------------------|------------|
| View | Reservoir | Access | Parcel Size-Acres | Median Size-Acres | No. of Parcels | "Before" Site Value | View to No View 2008 | "After" Site Value | Extension |
| Copco | View | Average | <0.50 | 0.40 | 119 | \$ 5,000 | -35% | \$ 3,250 | \$ 386,750 |
| Copco | View | Average | 0.51-2.00 | 0.80 | 93 | \$ 6,800 | -35% | \$ 4,420 | \$ 411,060 |
| Copco | View | Average | 2.10-6.00 | 3.21 | 19 | \$ 14,000 | -35% | \$ 9,100 | \$ 172,900 |
| Copco | View | Average | 6.10-10.00 | 7.73 | 8 | \$ 21,000 | -35% | \$ 13,650 | \$ 109,200 |
| Copco | View | Average | >10.10 | 12.00 | 2 | \$ 25,000 | -35% | \$ 16,250 | \$ 32,500 |
| Copco | View | Fair | <5.00 | 4.65 | 2 | \$ 8,000 | -35% | \$ 5,200 | \$ 10,400 |
| Copco | View | Fair | >5.10 | 10.13 | 7 | \$ 12,000 | -35% | \$ 7,800 | \$ 54,600 |

COPCO FRONTAGE TO RIVER VIEW

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

COPCO FRONTAGE TO RIVER VIEW 2004

For the change in amenity of going from reservoir frontage to river view it was determined for 2004 to be a discount of 25%. That is for those parcels with reservoir frontage tended to sell for 25% more than sales with a river view. Our analysis of the subject groupings reflecting this in the “after” is shown in the following table with the 25% discount applied to the site values.

| Impacted Properties by category | | | | | | | "After" Condition 2004 | | |
|---------------------------------|-----------|---------|--------------------|--------------------|----------------|---------------------|-----------------------------|--------------------|--------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | Frontage to River View 2004 | "After" Site Value | Extension |
| Copco | Frontage | Average | <0.50 | 0.34 | 51 | \$ 13,000 | -25% | \$ 9,750 | \$ 497,250 |
| Copco | Frontage | Average | 0.51-2.00 | 0.78 | 116 | \$ 16,380 | -25% | \$ 12,285 | \$ 1,425,060 |
| Copco | Frontage | Average | 2.10-6.00 | 2.70 | 15 | \$ 31,000 | -25% | \$ 23,250 | \$ 348,750 |
| Copco | Frontage | Average | 6.10-10.00 | 7.70 | 5 | \$ 52,000 | -25% | \$ 39,000 | \$ 195,000 |
| Copco | Frontage | Average | >10.10 | 11.40 | 3 | \$ 61,000 | -25% | \$ 45,750 | \$ 137,250 |
| Copco | Frontage | Fair | <2.00 | 0.75 | 1 | \$ 7,875 | -25% | \$ 5,906 | \$ 5,906 |
| Copco | Frontage | Fair | 2.10-5.00 | 2.00 | 1 | \$ 14,000 | -25% | \$ 10,500 | \$ 10,500 |
| Copco | Frontage | Fair | 5.10-10.00 | 5.50 | 1 | \$ 23,500 | -25% | \$ 17,625 | \$ 17,625 |
| Copco | Frontage | Fair | 10.00-19.00 | 10.10 | 5 | \$ 29,500 | -25% | \$ 22,125 | \$ 110,625 |
| Copco | Frontage | Fair | >19.00 | 35.30 | 8 | \$ 53,500 | -25% | \$ 40,125 | \$ 321,000 |

COPCO FRONTAGE TO RIVER VIEW 2006

For the change in amenity of going from reservoir frontage to river view it was determined for 2006 to be a discount of 25%. That is for those parcels with reservoir frontage tended to sell for 25% more than sales with a river view. Our analysis of the subject groupings reflecting this in the “after” is shown in the following table with the 25% discount applied to the site values.

| Impacted Properties by category | | | | | | | "After" Condition 2006 | | |
|---------------------------------|-----------|---------|-----------------------|-----------------------|-------------------|------------------------|-----------------------------------|-----------------------|--------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | Frontage to River View 2006 | "After" Site Value | Extension |
| Copco | Frontage | Average | <0.50 | 0.34 | 51 | \$ 14,000 | -25% | \$ 10,500 | \$ 535,500 |
| Copco | Frontage | Average | 0.51-2.00 | 0.78 | 116 | \$ 17,940 | -25% | \$ 13,455 | \$ 1,560,780 |
| Copco | Frontage | Average | 2.10-6.00 | 2.70 | 15 | \$ 34,000 | -25% | \$ 25,500 | \$ 382,500 |
| Copco | Frontage | Average | 6.10-10.00 | 7.70 | 5 | \$ 57,000 | -25% | \$ 42,750 | \$ 213,750 |
| Copco | Frontage | Average | >10.10 | 11.40 | 3 | \$ 67,000 | -25% | \$ 50,250 | \$ 150,750 |
| Copco | Frontage | Fair | <2.00 | 0.75 | 1 | \$ 8,625 | -25% | \$ 6,469 | \$ 6,469 |
| Copco | Frontage | Fair | 2.10-5.00 | 2.00 | 1 | \$ 15,500 | -25% | \$ 11,625 | \$ 11,625 |
| Copco | Frontage | Fair | 5.10-10.00 | 5.50 | 1 | \$ 25,500 | -25% | \$ 19,125 | \$ 19,125 |
| Copco | Frontage | Fair | 10.00-19.00 | 10.10 | 5 | \$ 32,000 | -25% | \$ 24,000 | \$ 120,000 |
| Copco | Frontage | Fair | >19.00 | 35.30 | 8 | \$ 59,000 | -25% | \$ 44,250 | \$ 354,000 |

COPCO FRONTAGE TO RIVER VIEW 2008

For the change in amenity of going from reservoir frontage to river view it was determined for 2008 to be a discount of 25%. These figures were recalculated due to the changes to the Fair “before” values.

| Impacted Properties by category | | | | | | | "After" Condition 2008 | | |
|---------------------------------|-----------|---------|--------------------|--------------------|----------------|---------------------|-----------------------------|--------------------|--------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | Frontage to River View 2008 | "After" Site Value | Extension |
| Copco | Frontage | Average | <0.50 | 0.34 | 51 | \$ 14,000 | -25% | \$ 10,500 | \$ 535,500 |
| Copco | Frontage | Average | 0.51-2.00 | 0.78 | 116 | \$ 20,000 | -25% | \$ 15,000 | \$ 1,740,000 |
| Copco | Frontage | Average | 2.10-6.00 | 2.70 | 15 | \$ 37,000 | -25% | \$ 27,750 | \$ 416,250 |
| Copco | Frontage | Average | 6.10-10.00 | 7.70 | 5 | \$ 62,000 | -25% | \$ 46,500 | \$ 232,500 |
| Copco | Frontage | Average | >10.10 | 11.40 | 3 | \$ 73,000 | -25% | \$ 54,750 | \$ 164,250 |
| Copco | Frontage | Fair | <2.00 | 0.75 | 1 | \$ 9,616 | -25% | \$ 7,212 | \$ 7,212 |
| Copco | Frontage | Fair | 2.10-5.00 | 2.00 | 1 | \$ 17,000 | -25% | \$ 12,750 | \$ 12,750 |
| Copco | Frontage | Fair | 5.10-10.00 | 5.50 | 1 | \$ 28,000 | -25% | \$ 21,000 | \$ 21,000 |
| Copco | Frontage | Fair | 10.00-19.00 | 10.10 | 5 | \$ 35,000 | -25% | \$ 26,250 | \$ 131,250 |
| Copco | Frontage | Fair | >19.00 | 35.30 | 8 | \$ 64,000 | -25% | \$ 48,000 | \$ 384,000 |

RESERVOIR VIEW IRON GATE, FAIR ACCESS TO NO VIEW 2004

The difference in the values between view and non-view parcels as abstracted from comparable sales was found to be 45% for 2004. That is for 2004 those parcels with reservoir views tended to sell for 45% more than sales with no view. Our analysis of the subject groupings reflecting this in the “after” is shown in the following table with the 45% discount applied to the site values.

| Impacted Properties by category | | | | | | | "After" Condition 2004 | | |
|---------------------------------|-----------|--------|-----------------------|-----------------------|-------------------|------------------------|---------------------------|-----------------------|------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | View to No View 2004 | "After" Site Value | Extension |
| Iron Gate | View | Fair | <2.00 | 1.40 | 5 | \$ 5,000 | -45% | \$ 2,750 | \$ 13,750 |
| Iron Gate | View | Fair | 2.10-6.00 | 2.60 | 194 | \$ 6,240 | -45% | \$ 3,432 | \$ 665,808 |
| Iron Gate | View | Fair | 6.10-10.00 | 10.00 | 7 | \$ 13,000 | -45% | \$ 7,150 | \$ 50,050 |
| Iron Gate | View | Fair | >10.10 | 33.00 | 6 | \$ 24,000 | -45% | \$ 13,200 | \$ 79,200 |

RESERVOIR VIEW IRON GATE, FAIR ACCESS TO NO VIEW 2006

The difference in the values between view and non-view parcels as abstracted from comparable sales was found to be 35% for 2006. That is for 2006 those parcels with reservoir views tended to sell for 35% more than sales with no view. Our analysis of the subject groupings reflecting this in the “after” is shown in the following table with the 35% discount applied to the site values.

| Impacted Properties by category | | | | | | | "After" Condition 2006 | | |
|---------------------------------|-----------|--------|-----------------------|-----------------------|-------------------|------------------------|---------------------------|-----------------------|--------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | View to No View 2006 | "After" Site Value | Extension |
| Iron Gate | View | Fair | <2.00 | 1.40 | 5 | \$ 7,805 | -35% | \$ 5,073 | \$ 25,366 |
| Iron Gate | View | Fair | 2.10-6.00 | 2.60 | 194 | \$ 9,360 | -35% | \$ 6,084 | \$ 1,180,296 |
| Iron Gate | View | Fair | 6.10-10.00 | 10.00 | 7 | \$ 19,000 | -35% | \$ 12,350 | \$ 86,450 |
| Iron Gate | View | Fair | >10.10 | 33.00 | 6 | \$ 35,000 | -35% | \$ 22,750 | \$ 136,500 |

RESERVOIR VIEW IRON GATE, FAIR ACCESS TO NO VIEW 2008

The difference in the values between view and non-view parcels as abstracted from comparable sales was found to be 35% for 2008. These figures were recalculated due to the changes to the Fair “before” values.

| Impacted Properties by category | | | | | | | "After" Condition 2008 | | |
|---------------------------------|-----------|--------|-----------------------|-----------------------|-------------------|------------------------|---------------------------|-----------------------|--------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | View to No View 2008 | "After" Site Value | Extension |
| Iron Gate | View | Fair | <2.00 | 1.40 | 5 | \$ 8,000 | -35% | \$ 5,200 | \$ 26,000 |
| Iron Gate | View | Fair | 2.10-6.00 | 2.60 | 194 | \$ 10,000 | -35% | \$ 6,500 | \$ 1,261,000 |
| Iron Gate | View | Fair | 6.10-10.00 | 10.00 | 7 | \$ 20,000 | -35% | \$ 13,000 | \$ 91,000 |
| Iron Gate | View | Fair | >10.10 | 33.00 | 6 | \$ 36,000 | -35% | \$ 23,400 | \$ 140,400 |

X. SUMMARY OF CONCLUSIONS – “AFTER” CONDITION

The table below summarizes our conclusions for the value of the individual groupings for **2004**.

| Impacted Properties by category | | | | | | | "After" Condition 2004 | | |
|----------------------------------|-----------|---------|-----------------------|-----------------------|-------------------|------------------------|-----------------------------------|-----------------------|--------------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | View to No View 2004 | "After" Site Value | Extension |
| Copco | View | Average | <0.50 | 0.40 | 119 | \$ 4,000 | -45% | \$ 2,200 | \$ 261,800 |
| Copco | View | Average | 0.51-2.00 | 0.80 | 93 | \$ 4,800 | -45% | \$ 2,640 | \$ 245,520 |
| Copco | View | Average | 2.10-6.00 | 3.21 | 19 | \$ 7,383 | -45% | \$ 4,061 | \$ 77,152 |
| Copco | View | Average | 6.10-10.00 | 7.73 | 8 | \$ 11,000 | -45% | \$ 6,050 | \$ 48,400 |
| Copco | View | Average | >10.10 | 12.00 | 2 | \$ 13,000 | -45% | \$ 7,150 | \$ 14,300 |
| Copco | View | Fair | <5.00 | 4.65 | 2 | \$ 4,500 | -45% | \$ 2,475 | \$ 4,950 |
| Copco | View | Fair | >5.10 | 10.13 | 7 | \$ 6,000 | -45% | \$ 3,300 | \$ 23,100 |
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | Frontage to River View 2004 | "After" Site Value | Extension |
| Copco | Frontage | Average | <0.50 | 0.34 | 51 | \$ 13,000 | -25% | \$ 9,750 | \$ 497,250 |
| Copco | Frontage | Average | 0.51-2.00 | 0.78 | 116 | \$ 16,380 | -25% | \$ 12,285 | \$ 1,425,060 |
| Copco | Frontage | Average | 2.10-6.00 | 2.70 | 15 | \$ 31,000 | -25% | \$ 23,250 | \$ 348,750 |
| Copco | Frontage | Average | 6.10-10.00 | 7.70 | 5 | \$ 52,000 | -25% | \$ 39,000 | \$ 195,000 |
| Copco | Frontage | Average | >10.10 | 11.40 | 3 | \$ 61,000 | -25% | \$ 45,750 | \$ 137,250 |
| Copco | Frontage | Fair | <2.00 | 0.75 | 1 | \$ 7,875 | -25% | \$ 5,906 | \$ 5,906 |
| Copco | Frontage | Fair | 2.10-5.00 | 2.00 | 1 | \$ 14,000 | -25% | \$ 10,500 | \$ 10,500 |
| Copco | Frontage | Fair | 5.10-10.00 | 5.50 | 1 | \$ 23,500 | -25% | \$ 17,625 | \$ 17,625 |
| Copco | Frontage | Fair | 10.00-19.00 | 10.10 | 5 | \$ 29,500 | -25% | \$ 22,125 | \$ 110,625 |
| Copco | Frontage | Fair | >19.00 | 35.30 | 8 | \$ 53,500 | -25% | \$ 40,125 | \$ 321,000 |
| Copco Parcel Subtotal | | | | | 456 | | | | \$3,744,189 |
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | View to No View 2004 | "After" Site Value | Extension |
| Iron Gate | View | Fair | <2.00 | 1.40 | 5 | \$ 5,000 | -45% | \$ 2,750 | \$ 13,750 |
| Iron Gate | View | Fair | 2.10-6.00 | 2.60 | 194 | \$ 6,240 | -45% | \$ 3,432 | \$ 665,808 |
| Iron Gate | View | Fair | 6.10-10.00 | 10.00 | 7 | \$ 13,000 | -45% | \$ 7,150 | \$ 50,050 |
| Iron Gate | View | Fair | >10.10 | 33.00 | 6 | \$ 24,000 | -45% | \$ 13,200 | \$ 79,200 |
| Iron Gate Parcel Subtotal | | | | | 212 | | | | \$808,808 |
| Impacted Parcel Total | | | | | 668 | | | | \$4,552,997 |

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The table below summarizes our conclusions for the value of the individual groupings for 2006.

| Impacted Properties by category | | | | | | | "After" Condition 2006 | | |
|----------------------------------|-----------|---------|-----------------------|-----------------------|-------------------|------------------------|-----------------------------------|-----------------------|--------------------|
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | View to No View 2006 | "After" Site Value | Extension |
| Copco | View | Average | <0.50 | 0.40 | 119 | \$ 5,000 | -35% | \$ 3,250.00 | \$ 386,750 |
| Copco | View | Average | 0.51-2.00 | 0.80 | 93 | \$ 6,400 | -35% | \$ 4,160.00 | \$ 386,880 |
| Copco | View | Average | 2.10-6.00 | 3.21 | 19 | \$ 13,000 | -35% | \$ 8,450.00 | \$ 160,550 |
| Copco | View | Average | 6.10-10.00 | 7.73 | 8 | \$ 20,000 | -35% | \$ 13,000.00 | \$ 104,000 |
| Copco | View | Average | >10.10 | 12.00 | 2 | \$ 24,000 | -35% | \$ 15,600.00 | \$ 31,200 |
| Copco | View | Fair | <5.00 | 4.65 | 2 | \$ 7,500 | -35% | \$ 4,875.00 | \$ 9,750 |
| Copco | View | Fair | >5.10 | 10.13 | 7 | \$ 11,500 | -35% | \$ 7,475.00 | \$ 52,325 |
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | Frontage to River View 2006 | "After" Site Value | Extension |
| Copco | Frontage | Average | <0.50 | 0.34 | 51 | \$ 14,000 | -25% | \$ 10,500.00 | \$ 535,500 |
| Copco | Frontage | Average | 0.51-2.00 | 0.78 | 116 | \$ 17,940 | -25% | \$ 13,455.00 | \$ 1,560,780 |
| Copco | Frontage | Average | 2.10-6.00 | 2.70 | 15 | \$ 34,000 | -25% | \$ 25,500.00 | \$ 382,500 |
| Copco | Frontage | Average | 6.10-10.00 | 7.70 | 5 | \$ 57,000 | -25% | \$ 42,750.00 | \$ 213,750 |
| Copco | Frontage | Average | >10.10 | 11.40 | 3 | \$ 67,000 | -25% | \$ 50,250.00 | \$ 150,750 |
| Copco | Frontage | Fair | <2.00 | 0.75 | 1 | \$ 8,625 | -25% | \$ 6,468.75 | \$ 6,469 |
| Copco | Frontage | Fair | 2.10-5.00 | 2.00 | 1 | \$ 15,500 | -25% | \$ 11,625.00 | \$ 11,625 |
| Copco | Frontage | Fair | 5.10-10.00 | 5.50 | 1 | \$ 25,500 | -25% | \$ 19,125.00 | \$ 19,125 |
| Copco | Frontage | Fair | 10.00-19.00 | 10.10 | 5 | \$ 32,000 | -25% | \$ 24,000.00 | \$ 120,000 |
| Copco | Frontage | Fair | >19.00 | 35.30 | 8 | \$ 59,000 | -25% | \$ 44,250.00 | \$ 354,000 |
| Copco Parcel Subtotal | | | | | 456 | | | | \$4,485,954 |
| View | Reservoir | Access | Parcel Size- Acres | Median Size- Acres | No. of Parcels | "Before" Site Value | View to No View 2006 | "After" Site Value | Extension |
| Iron Gate | View | Fair | <2.00 | 1.40 | 5 | \$ 7,805 | -35% | \$ 5,073.25 | \$ 25,366 |
| Iron Gate | View | Fair | 2.10-6.00 | 2.60 | 194 | \$ 9,360 | -35% | \$ 6,084.00 | \$ 1,180,296 |
| Iron Gate | View | Fair | 6.10-10.00 | 10.00 | 7 | \$ 19,000 | -35% | \$ 12,350.00 | \$ 86,450 |
| Iron Gate | View | Fair | >10.10 | 33.00 | 6 | \$ 35,000 | -35% | \$ 22,750.00 | \$ 136,500 |
| Iron Gate Parcel Subtotal | | | | | 212 | | | | \$1,428,612 |
| Impacted Parcel Total | | | | | 668 | | | | \$5,914,566 |

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The table below summarizes our conclusions for the value of the individual groupings for 2008.

| Impacted Properties by category | | | | | | | "After" Condition 2008 | | |
|----------------------------------|-----------|---------|-------------------|-------------------|----------------|---------------------|-----------------------------|--------------------|--------------------|
| View | Reservoir | Access | Parcel Size-Acres | Median Size-Acres | No. of Parcels | "Before" Site Value | View to No View 2008 | "After" Site Value | Extension |
| Copco | View | Average | <0.50 | 0.40 | 119 | \$ 5,000 | -35% | \$ 3,250 | \$ 386,750 |
| Copco | View | Average | 0.51-2.00 | 0.80 | 93 | \$ 6,800 | -35% | \$ 4,420 | \$ 411,060 |
| Copco | View | Average | 2.10-6.00 | 3.21 | 19 | \$ 14,000 | -35% | \$ 9,100 | \$ 172,900 |
| Copco | View | Average | 6.10-10.00 | 7.73 | 8 | \$ 21,000 | -35% | \$ 13,650 | \$ 109,200 |
| Copco | View | Average | >10.10 | 12.00 | 2 | \$ 25,000 | -35% | \$ 16,250 | \$ 32,500 |
| Copco | View | Fair | <5.00 | 4.65 | 2 | \$ 8,000 | -35% | \$ 5,200 | \$ 10,400 |
| Copco | View | Fair | >5.10 | 10.13 | 7 | \$ 12,000 | -35% | \$ 7,800 | \$ 54,600 |
| View | Reservoir | Access | Parcel Size-Acres | Median Size-Acres | No. of Parcels | "Before" Site Value | Frontage to River View 2008 | "After" Site Value | Extension |
| Copco | Frontage | Average | <0.50 | 0.34 | 51 | \$ 14,000 | -25% | \$ 10,500 | \$ 535,500 |
| Copco | Frontage | Average | 0.51-2.00 | 0.78 | 116 | \$ 20,000 | -25% | \$ 15,000 | \$ 1,740,000 |
| Copco | Frontage | Average | 2.10-6.00 | 2.70 | 15 | \$ 37,000 | -25% | \$ 27,750 | \$ 416,250 |
| Copco | Frontage | Average | 6.10-10.00 | 7.70 | 5 | \$ 62,000 | -25% | \$ 46,500 | \$ 232,500 |
| Copco | Frontage | Average | >10.10 | 11.40 | 3 | \$ 73,000 | -25% | \$ 54,750 | \$ 164,250 |
| Copco | Frontage | Fair | <2.00 | 0.75 | 1 | \$ 9,616 | -25% | \$ 7,212 | \$ 7,212 |
| Copco | Frontage | Fair | 2.10-5.00 | 2.00 | 1 | \$ 17,000 | -25% | \$ 12,750 | \$ 12,750 |
| Copco | Frontage | Fair | 5.10-10.00 | 5.50 | 1 | \$ 28,000 | -25% | \$ 21,000 | \$ 21,000 |
| Copco | Frontage | Fair | 10.00-19.00 | 10.10 | 5 | \$ 35,000 | -25% | \$ 26,250 | \$ 131,250 |
| Copco | Frontage | Fair | >19.00 | 35.30 | 8 | \$ 64,000 | -25% | \$ 48,000 | \$ 384,000 |
| Copco Parcel Subtotal | | | | | 456 | | | | \$4,822,122 |
| View | Reservoir | Access | Parcel Size-Acres | Median Size-Acres | No. of Parcels | "Before" Site Value | View to No View 2008 | "After" Site Value | Extension |
| Iron Gate | View | Fair | <2.00 | 1.40 | 5 | \$ 8,000 | -35% | \$ 5,200 | \$ 26,000 |
| Iron Gate | View | Fair | 2.10-6.00 | 2.60 | 194 | \$ 10,000 | -35% | \$ 6,500 | \$ 1,261,000 |
| Iron Gate | View | Fair | 6.10-10.00 | 10.00 | 7 | \$ 20,000 | -35% | \$ 13,000 | \$ 91,000 |
| Iron Gate | View | Fair | >10.10 | 33.00 | 6 | \$ 36,000 | -35% | \$ 23,400 | \$ 140,400 |
| Iron Gate Parcel Subtotal | | | | | 212 | | | | \$1,518,400 |
| Impacted Parcel Total | | | | | 668 | | | | \$6,340,522 |

XI. SUMMARY OF CONCLUSIONS

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

Table the following

“Before” and “After” Values 2004

| December 2004 | | | |
|----------------------|--------------|-------------------|-----------------|
| Before | After | Difference | % change |
| \$ 6,785,415 | \$ 4,552,997 | \$ 2,232,418 | 32.90% |

As the table shows the total impact to the neighborhoods of the Iron Gate and Copco reservoirs for 2004 is calculated to be **\$2,200,000 rounded**.

“Before” and “After” Values 2006

| December 2006 | | | |
|----------------------|--------------|-------------------|-----------------|
| Before | After | Difference | % change |
| \$ 8,411,230 | \$ 5,914,566 | \$ 2,496,664 | 29.68% |

As the table shows the total impact to the neighborhoods of the Iron Gate and Copco reservoirs is calculated to be **\$2,500,000 rounded**.

“Before” and “After” Values 2008

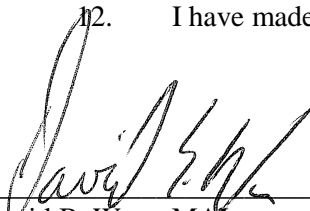
| December 2008 | | | |
|----------------------|--------------|-------------------|-----------------|
| Before | After | Difference | % change |
| \$ 9,006,616 | \$ 6,340,522 | \$ 2,666,094 | 29.60% |

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

XII. APPRAISERS' CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.
2. The analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased and professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. I have appraised the subject property within the three year period immediately preceding the acceptance of this assignment.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
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. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.
12. I have made a personal inspection of the property that is the subject of this report.



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

APPRAISERS' CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.
2. The analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased and professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. I have appraised the subject property within the three year period immediately preceding the acceptance of this assignment.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
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. As of the date of this report, I, Nicole L. Cornell, have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members
12. I have made a personal inspection of the property that is the subject of this report.



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