

REGULAR MEETING STARTS AT 6:00 PM

Mayor Diane Wratten

Vice Mayor Stacy Rhoades

Council Member Dominic Atlan

Council Member Dan Epperson

Council Member Tom Reed

Tuesday, January 7, 2019

Ione City Hall

1 E. Main Street

Ione, CA 95640

**THE CITY OF IONE IS A GENERAL LAW CITY DEDICATED TO
PROVIDING LEADERSHIP, ACCOUNTABILITY, AND FISCAL INTEGRITY
WHILE PROMOTING ECONOMIC OPPORTUNITIES AND MAINTAINING
A HIGH QUALITY OF LIFE FOR OUR CITIZENS**

PLEASE LIMIT PUBLIC COMMENT/TESTIMONY TO FOUR MINUTES

Gov't. Code §54954.3

The Ione City Council welcomes, appreciates, and encourages participation in the City Council Meeting. The City Council reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary.

Full staff reports and associated documents are available for public review at the Office of the City Clerk, City Hall, 1 E. Main Street, Ione, CA. Hard copies may be obtained for 10 cents per page. Documents that are not available when the agenda is posted will be made available for public review at the meeting.

AGENDA

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE TO THE FLAG
- C. ROLL CALL
- D. APPROVAL OF AGENDA
- E. PRESENTATIONS/ANNOUNCEMENTS/PROCLAMATIONS: None
- F. PUBLIC COMMENT: EACH SPEAKER IS LIMITED TO 4 MINUTES

NOTE: This is the time for members of the public who wish to be heard on matters that do not appear on the Agenda. Persons may address the City Council at this time on any subject within the jurisdiction of the Ione City Council.

*Please be mindful of the **4 minute time limit per person.** Pursuant to the Brown Act, the City Council may not take action or engage in a detailed discussion on an item that does not appear on the Agenda. However, matters that **require Council action will be referred to staff for a report and/or recommendation for possible action at a future Council meeting.** Is there anyone in the audience who wishes to address the Council at this time?*

G. CONSENT CALENDAR: None

Notice to the Public: All matters listed under this category are considered to be routine and will be enacted by one motion. Any item may be removed for discussion and possible action and made a part of the regular agenda at the request of a Council Member(s).

1. Waive the Second Reading by Substitution of Title Only and Adopt Ordinance No. 505 – Amending the Purchasing and Bidding Policy – Chapter 2.44 of the Lone Municipal Code
2. Waive the Second Reading by Substitution of Title Only and Adopt Ordinance No. 518 – Amending the Lone Creek Committee – Chapter 2.62 of the Lone Municipal Code

H. PUBLIC HEARING: None

I. REGULAR AGENDA:

3. Surplus Property Appraisals
4. Committee Assignments - 2020

J. CITY MANAGER REPORTS

K. CITY COUNCIL COMMITTEE REPORTS

L. CITY COUNCIL COMMENTS/FUTURE AGENDA ITEMS:

M. CLOSED SESSION AGENDA:

- Pursuant to California Government Code 54957; Performance Evaluation; Title: Coastland Engineering; DeNovo Planning; Prentice, Long PC; PERC Water; EcoUrban; Simmons Landscaping
- Conference with Legal Counsel-Anticipated Litigation, Government Code Section 54956.9(2)(d)-One (1) Case
- Pursuant to California Government Code 54957; Performance Evaluation; Title: City Manager

N. ADJOURNMENT

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section

21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk Janice Traverso at (209) 274-2412, ext. 102. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Janice Traverso, the City Clerk of the City of Lone declare under penalty of perjury that the foregoing agenda for the January 7, 2019 meeting of the City Council was posted on January 3, 2019 at the office of the City of Lone at 1 East Main Street, Lone, CA 95640

Signed this 3rd day of January, 2020 at Lone, California

Janice Traverso, City Clerk, City of Lone

Agenda Item

/

DATE: December 23, 2019

TO: Lone City Council

FROM: Sophia Meyer, City Attorney
Jon G. Hanken, City Manager

SUBJECT: Ordinance No. 505: An Ordinance of the City Council of the City of Lone Adopting the City of Lone Purchase and Bidding Policy as Amended

RECOMMENDED ACTION: Council is being asked to adopt Ordinance No. 505: An Ordinance of the City Council of the City of Lone Adopting the City of Lone Purchase and Bidding Policy as Amended. Second Reading

Motion: _____ / _____

FISCAL IMPACT: Not Applicable at this time

BACKGROUND: At the November 19th and December 3rd City Council meetings, Council reviewed and discussed revisions to the draft ordinance and made other recommendations. The City Attorney incorporated those recommendations in the proposed ordinance that is before you this evening.

A public hearing is scheduled and advertised in the newspaper as required. The second reading will be held in January and the ordinance would go into effect 30 days after the second reading.

ATTACHMENTS:

Ordinance No. 505: An Ordinance of the City Council of the City of Lone Adopting the City of Lone Purchase and Bidding Policy as Amended

CITY OF IONE

Chapter 2.44 – PURCHASING AND BIDDING POLICY

2.44.010 – Established.

The City of Ione hereby establishes a purchasing and bidding policy under the direction of the City Manager and Finance Office Director.

2.44.020 – Intent.

The Purchase and Bidding policy provides a fair and equitable process for all interested and qualified vendors in providing a bid to the City. The City will make an award in a manner consistent with the City Purchase and Bidding Policy. Any exceptions to this Policy must be approved by the City Council. The City Council may, by majority vote and in accordance with its fiduciary responsibilities, approve expenditures of any amount, for any length of term, not otherwise inconsistent with any applicable law.

2.44.030 – Purchasing Agent – Appointment.

Rescinded.

2.44.040 – Purchasing Agent – Compensation.

Rescinded.

2.44.050 – Duties.

The duties of the City Manager and /or Finance Office Director, or their designee, shall be to make and provide all purchases of materials and services for the city:

- A. As are required and requested by the various departments and activities of the city which are usual, normal and necessary for the achievement of the end objective of said departments and are within and contemplated by the regularly adopted budget of the city for said department or departments; and
- B. As requested by various departments and as specifically authorized by the city council, whether included within or without the then valid budget for said city.

2.44.060 – Rules, Regulations and Definitions.

The city purchasing department will set up and submit to the city council, for its approval, and within 60 days after the appointment by the city council of the purchasing agent, proposed rules and regulations with respect to the policy of purchasing, the manner of purchasing and the coordination of such purchases with budgetary provisions and limitations, and, when such rules and regulations have been adopted by the city council, then, and continuing from the date of said

adoption until otherwise modified, such rules and regulations shall afford direction to the city purchasing department and to the city purchasing agent in the exercise of the duties, responsibilities and authority granted by this chapter.

Definitions:

The term "City Manager" means the appointed City Manager or a designee authorized to act on behalf of the City Manager.

The term "Department Director" means the city employee or consultant authorized to act as the head of a city department or authorized designee acting on behalf of the director, regardless of title.

2.44.070 - Chapter not to affect state law.

No provision in this chapter abrogates or alters the basic legal requirements for competitive bidding for materials and services where otherwise required by state law.

2.44.080 - Local preference program.

A. Definition. "Local business" means a vendor, contractor, or consultant who has paid its local business tax to the City of Ione at least 24 months prior to bid or proposal opening date; does business in the City of Ione by providing goods, services, or construction; and maintains a physical business address located within the 95640 ZIP Code and performs business within such geographical limit on a day-to-day basis. Post office boxes shall not be used for the purpose of establishing said physical address. However, should there be a lack of bids by a local business, preference will be next given to bidders within Amador County and then to all others in that order.

B. Local Preference in Purchasing. In bidding for, or letting contracts for procurement of, supplies, materials, and equipment, as described in the purchasing policies of the city, the city council, or other authorized purchasing authority, may give a preference to local businesses in making such purchase or awarding contracts in an amount not to exceed five percent of the local business' total bid price.

The total bid price shall include not only the base bid price, but also all alterations to the base bid price resulting from alternatives which were both part of the bid and actually purchased or awarded by the city council or other appropriate authority.

C. Local Preference for Services. In awarding contracts for services, including consultant services, preference to local businesses shall be given whenever practicable, and, the contractor or consultant will also, to the extent legally permitted, solicit applications for employment and proposals for subcontractors and sub-consultants for work associated with the proposed contract from local residents and firms as opportunities occur and hire qualified local residents and firms whenever feasible.

D. Local Preference in Public Works Contracts (Sub-Contracting).

1. A contractor shall use good faith efforts to sub-contract the supply of materials and equipment to local business enterprises and to sub-contract services to businesses whose work force resides within the 95640 ZIP Code.

2. A "good faith" effort, includes but is not limited to, the following or similar actions to recruit and maintain a work force that resides within the 95640 ZIP Code.
 - a. Contact local recruitment sources to identify qualified individuals.
 - b. Advertise in local trade papers and local newspapers of general circulation in the 95640 ZIP Code area.
 - c. If portions of the work are performed by subcontractors, identify qualified subcontractors whose workforce includes persons living within the 95640 ZIP Code or demonstrate that no local subcontractors are qualified to perform the work or supply the materials or equipment.
 - d. Develop a written plan to recruit a work force within the 95640 ZIP Code.
 - e. Establish a goal for local hiring that is based upon the types of skills needed to complete the project with the city.
 3. Any notice inviting bids that may require the use of subcontractors shall include notification of this section.
 4. Every bidder must complete and sign under penalty of perjury a certification of good-faith effort to hire a work force that resides within the 95640 ZIP Code or within Amador County if not within the City of Ione, on the form provided in the City of Ione's bid package, and submit said certification with the sealed bid no later than the date and time of the bid opening. Bidder shall attach to the Certificate documentary evidence supporting bidder's promise to meet or make a good-faith effort to meet the local hiring goal. The purchasing agent, as defined in Section 2.44.030, may reject as non-responsive the bid of any contractor proposing to use subcontractors that fails to comply with the requirements of this subsection.
 5. If the city finds that a contractor to whom a city contract for public works has been awarded, or a subcontractor listed by contractor on a public works project, has failed to comply with the good-faith requirement during the performance of the contract, the city may disqualify the contractor and/or subcontractors for bidding or being listed in any bid on any city contract for public works for a period of one year from the date of the city's disqualification. The city clerk shall keep a current list of all disqualified contractors and subcontractors on file.
- E. Exceptions to Local Business Preference Policy. The preference set forth in this Section shall not apply to the following purchases or contracts:
1. Goods or services provided under a cooperative purchasing agreement.
 2. Purchases or contracts which are funded in whole or in part by a governmental entity, other than the city, and the laws, regulations, or policies governing such funding prohibit application of that preference.
 3. Purchases made or contracts let under emergency or noncompetitive situations.
 4. Application of the local business preference to a particular purchase, contract, or category of contracts for which the city council is the awarding authority may be waived at the city council's discretion.

2.44.090 - Small business preference.

- A. In the bidding of a construction contract, procurement of goods, or delivery of services, the purchasing agent shall give a preference to a small business in an amount not to exceed five percent of the small business total price. The total bid price shall include not only the base bid price, but also all alterations to the base bid price resulting from alternatives which were both part of the bid and actually purchased or awarded by the city council or other appropriate authority. This preference shall not be in addition to any preference granted under Section 2.44.080(B).
- B. As used in this section, "Small Business" means a business entity that has for at least the 24 months prior to submittal of its bid (i) held a current business license issued by the city and (ii) maintains its principal business office within the 95640 ZIP Code, and that either employs fewer than 100 employees or has average annual gross receipts of \$10,000,000.00 or less over the previous three years.
- C. No preference shall be given pursuant to this section where legal constraints on the expenditure of funds prohibit the giving of such contract.

2.44.100 - Verification of preference eligibility.

- A. Any vendor or consultant claiming to be a local business or small business shall so certify in the bid in writing. The purchasing agent shall not be required to verify the accuracy of any such certifications, and shall have the discretion to determine if a vendor or consultant meets the definition of "local business" or "small business." The decision of the purchasing agent declaring that any person or business is not a local business or small business shall be subject to appeal.
- B. Enforcement.
 - 1. The information furnished by each bidder requesting a local business or small business preference shall be under penalty of perjury.
 - 2. No person or business shall knowingly and with intent to defraud, fraudulently obtain, retain, attempt to obtain or retain, or aid another in fraudulently obtaining or retaining or attempting to obtain or retain certification as a local business or small business for the purpose of this chapter.
 - 3. No person or business shall willfully and knowingly make a false statement with the intent to defraud, whether by affidavit, report, or other representation, to a city official or employee for the purpose of influencing the certification or denial of certification of any entity as a local business or small business.
 - 4. A business which has obtained city certification as a local business or a small business by reason of having furnished incorrect supporting information or by reason of having withheld information, and which knew or should have known the information furnished was incorrect or the information withheld was relevant to its request for certification, and which by reason of such certification has been awarded a contract to which it would not otherwise have been entitled, shall:

- a. Pay to the city any difference between the contract amount and what the city's costs would have been if the contract had been properly awarded;
- b. Be subject to debarment from future award of contracts from the city at the discretion of the city.

2.44.110 - Quality and fitness.

The preferences established in this section shall in no way be construed to inhibit, limit or restrict the right and obligation of the city council and the purchasing agent to compare quality and fitness for use of supplies, materials, equipment, and services proposed for purchase and to compare the qualifications, character, responsibility, and fitness of all persons, firms, or corporations submitting bids or proposals. In addition, the preferences established in this section shall in no way be construed to prohibit the right of the city council or the purchasing agent from giving any other preference permitted by law or this chapter.

2.44.120 - Pre-qualification of bidders for public works projects.

- A. The city manager may designate public works projects or parts thereof that require specialized skills or cost in excess of \$2,000,000.00 to be subject to prequalification of bidders.
- B. To become a prequalified bidder, a contractor must submit to the city a prequalification application consisting of a standardized questionnaire, financial statement, and statement of experience. The forms for the questionnaire, financial statement, and statement of experience will be provided as part of the prequalification bidding packet.
- C. The questionnaires and financial statements submitted by prospective contractors are not public records and are not subject to public inspection. Records of the names of contractors applying for prequalification status are public records and subject to disclosure. Documents submitted by a prospective contractor will be submitted under penalty of perjury.
- D. The city will rate prospective contractors in accordance with the rating system attached as Exhibit "A" ("rating system"). The city will devise the questions, process and scoring of the rating system, so as to best evaluate a contractor's ability to successfully complete a particular project. The city will complete the rating system prior to closing of the period for submission of pre-qualification packages for any given project or pre-qualification process. The rating system will be applied uniformly and objectively to all prospective contractors, which have submitted properly completed documents in accordance with this policy.

The city may determine that only a certain number of the top scoring rated contractors shall be considered prequalified for a specific project. This determination shall be made prior to issuing the notice inviting pre-qualifications for the specific project.

- E. When the city uses this pre-qualification process, the only contractors eligible to submit a bid are prequalified contractors. Further, such contractors shall submit bids only naming a prequalified subcontractor, if the city also pre-qualifies subcontractors in a similar manner as prime contractors. Any bid received listing an unqualified subcontractor will automatically be disqualified as nonresponsive. No bid shall be accepted for the project from unqualified contractors.

- F. A contractor's pre-qualification status will immediately terminate if: (1) the contractor fails to give the city written notice of changes in the information previously provided within ten days before a bid opening; (2) the contractor's license is suspended or terminated by the California State Licensing Board; (3) the contractor is convicted of any crime of moral turpitude; (4) the contractor's application contains materially false information; or (5) the contractor's control over a public works contract, whether within the city's jurisdiction or otherwise, is terminated for cause.
- G. The city shall give written notice to each contractor of the pre-qualification determination for that contractor. A contractor may appeal a rating of "not qualified," including a decision to revoke a previous qualified rating. There is no appeal from a finding that a contractor is not pre-qualified because of a failure to submit required information, because of failure to submit required information in a timely manner, because of the omission of requested information or because of the falsification of information. Without a timely appeal, the contractor waives any and all rights to challenge the decision of the City of Ione, whether by administrative process, judicial process, or any other legal process or proceeding.
- H. A contractor may appeal the decision as follows:
1. By giving written notice of appeal to the city manager no later than ten days after receipt of the not qualified rating.
 2. The notice of appeal shall contain at least the following:
 - a. The name, address and telephone number of the person making the appeal;
 - b. A description of the determination which is the subject of the appeal, and the date of the notice of determination; and
 - c. A brief description of the grounds for the appeal.
- I. The city will provide the contractor with a written statement of the basis for the not qualified determination and supporting evidence received from others or adduced as a result of investigation.
- J. The informal hearing is to be concluded no later than five (5) business days after the City of Ione's receipt of the notice of appeal, and no later than five business days prior to the last date for the receipt of bids on the project. It is the intention of the City of Ione that the date for the submission and opening of bids will not be delayed or postponed to allow for completion of an appeal process.
- K. The city manager or designee shall hear the appeal. The hearing shall be an informal one. The contractor may rebut evidence which is the basis for the determination and present evidence why the contractor is qualified.
- L. The city manager or designee may affirm the earlier determination or reverse the determination and assign a different rating. This decision will be in writing containing a summary of the facts that led to the decision. The decision of the city manager is final. A contractor shall have no right to appeal that decision to the council.
- M. The city manager may cancel the pre-qualification process at any time during the prequalification process, even after receiving and scoring applications. If the pre-qualification process is cancelled, the normal competitive bidding rules will apply. The city assumes no

liability for the cost a prospective contractor may have incurred by submitting an application for pre-qualification, and the submittal of a pre-qualification application is a waiver to claim any such cost or losses due to cancellation of the process.

2.44.130 – Administrative Guidelines

1. Vendor Limit. Combined purchase orders cannot exceed \$50,000 per vendor, per fiscal year except in the case of major expenditures in which a vendor has participated in a public formal bidding process.
2. Change Orders or Amendments. A change order or amendment is a change in a contract term, other than as specifically provided for in the contract, that authorizes or necessitates any increase or decrease of the cost of the contract or in the time of completion that can be authorized by the City Manager or Department Director. A valid request for a change order or amendment must meet the following criteria:
 - a. the change was not reasonably foreseeable at the time that the contract was signed;
 - b. the change must be relevant to the original contract; and
 - c. the change is authorized by the contract provisions and in the best interest of the City.
3. Conflict of Interest. No employee, officer, Councilmember, or agent shall participate in the selection, award, or administration of a contract if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, Councilmember, agent, or any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated, herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract.

Nothing in this Policy does or is to be construed as limiting the applicability of any other federal, state, or local laws and regulations governing prohibitions against financial conflicts of interest, including but not limited to the Political Reform Act (Government Code Section 81000 *et seq.*) and implementing regulations from the Fair Political Practices Commission (Title 2, Section 18110 *et seq.*, of the California Code of Regulations), and Government Code Sections 1090-1999 and 1126. All such laws and regulations shall apply to every employee, officer, Councilmember, and agent of the City.

4. Local Vendors. Purchasing goods and services from local vendors which stimulate the local economy is encouraged but not required.
5. Green Purchasing Practices. The City is committed to Green Purchasing practices in obtaining goods and services. The City shall consider environmentally-preferable products when appropriate. Nothing in this policy requires the procurement of products that do not adequately perform their intended use, requires procurement that excludes adequate competition, or requires the procurement of products that are unavailable at a reasonable price or at a reasonable time. An environmentally-preferable product means a product that meets any of the following criteria:

- a. is durable, repairable, reusable, or recyclable;
- b. has minimal packaging, toxic content, or chemical-hazard potential;
- c. is resource or energy efficient in any or all phases of its manufacture, use, or disposal; or
- d. its use or disposal minimizes or eliminates the City's potential environmental liability.

2.44.140. – Expenditure Categories

Purchases, which include those made by purchase order (PO), written agreement, amendment or change order that require city expenditures, are classified into five categories based on the anticipated expenditure amount. Each category establishes an authorization level, procurement method, and maximum term, which shall apply unless specifically exempted in accordance with this Policy.

- A. Expenditures of \$50 or less (petty cash)
- B. Expenditures of \$51 to \$5,000 (operational)
- C. Expenditures of \$5,001 to \$15,000 (minor)
- D. Expenditures of \$15,001 to \$50,000 (intermediate)
- E. Expenditures over \$50,001 (major)

A. EXPENDITURES OF \$50 OR LESS

Authorization: Department Director, who may delegate to a department manager

Procurement: No bids or PO necessary; petty cash advances or reimbursement

Term Limit: N/A

Note: These transactions take the place of ordinary ongoing purchases and shall be limited in use.

A cash disbursement or reimbursement may be obtained from the Finance department and must not exceed \$50. A petty cash request form shall be completed and signed by the department director before submittal. The form shall include the date, description of the item to be purchased, and account number. Petty cash amounts will be advanced to accommodate miscellaneous minor expenditure amounts of \$50 or less and for which normal payment provisions are not practical. The Finance department will periodically audit petty cash expenditures as to form and regulations and may confirm purchases.

B. EXPENDITURES OF \$51 to \$5,000 DURING THE INITIAL TERM¹

Authorization: Department Director, who may delegate to a department manager⁴

Procurement: No PO necessary; 3 informal bids/proposals² whenever possible

Term Limit: 3 years plus one 3-year extension

¹ For purposes of this Policy, the "Initial Term" shall be either (i) a term under the contract or PO not to exceed one year, or (ii) a term longer than one year but not to exceed the maximum number of years authorized under a "Term Limit" (set forth below) as long as the contract includes a continuing obligation for performance by a contracting party and the City has an obligation for payment only for the services actually performed and accounted for by invoice or other monthly or regular periodic documentation acceptable to the City. Under any contract or PO, either the contracting party or City may terminate the contract or PO prior to the expiration of the Initial Term for the other party's nonperformance.

² "Informal" bid/proposal means verbal or written, via telephone, e-mail or other casual medium.

C. EXPENDITURES OF \$5,001 to \$10,000 DURING THE INITIAL TERM

Authorization: Department Director

Procurement: PO required plus 3 informal bids/proposals

Term Limit: 3 years plus one 3-year extension

D. EXPENDITURES OF \$10,001 to \$15,000 DURING THE INITIAL TERM

Authorization: City Manager

Procurement: PO required plus 3 informal bids/proposals plus city contract³

Term Limit: 3 years plus one 3-year extension

E. EXPENDITURES OVER \$15,000

Authorization: City Council

Procurement: PO required plus formal bids/proposals plus city contract

Term Limit: no limit, any term approved by majority vote of the City Council

F. REPORT TO CITY COUNCIL

Any and all expenditures by Department Director or City Manager in excess of \$1,000 shall be reported to the City Council at the next regular council meeting following said expenditure. Said report may be in the form of a list provided by the City Manager describing the purpose and the amount of the expenditure.

2.44.150 – Procurement Procedures – Major Expenditures (over \$50,000)

A. FORMAL BIDS FOR MAJOR PUBLIC WORKS PROJECTS AND MAJOR SUPPLIES AND EQUIPMENT PURCHASES. Major public works projects and supplies and equipment are defined as purchases and projects having an actual or estimated value of greater than fifty thousand dollars (\$50,000). The solicitation and selection of bids and award of contracts shall comply with the Ione Municipal Code (public works contracts), and this Policy, and shall be administered through each City Department, according to the following procedures:

1. Invitation for bids. An invitation for bids (the “invitation”) shall be published at least two times in a newspaper, electronic bulletin board or online submission source, City website, or other generally-recognized source of local public works contract information, at least ten days and at least five days prior to the date of the opening of bids. Invitations shall include general descriptions of the work to be performed, the time and place of the opening of bids, the place where bidders may obtain bid documents, the amount of bid security required, and the amount and nature of performance and labor materials security that will be required.

³ The city's templates for contracts, agreements, amendments and change orders shall be used for category D and E purchases. The City Manager may allow for modifications of these templates or use of other contracts, agreements, amendments and change orders, or may require use of city templates for category B and C purchases when the City Manager determines it is prudent due to the level of risk exposure to the city, the need to spell out a complex scope of work, or any other reason s/he believes to be in the best interest of the city. To meet prevailing wage requirements any maintenance or repair project over \$15,000 or construction project over \$25,000 will require a written contract.

⁴ Designee must have signature authorization form on file with the Finance department, or active designation letter for a specific date range.

2. Form of bids. Bids conforming to the requirements of the invitation shall be submitted to the Department Director (the "Director") in sealed packages or by other means which will prevent the divulging of bids prior to the stated time for opening of bids, all as specified in the invitation or the bid documents. Unopened bids should be clearly marked or otherwise identifiable as bids for the project to which they apply.
3. Bid security for public works projects. Bids for public works projects shall be accompanied by cash, cashier's check, certified check, surety bond, or other form of security stated in the invitation or bid documents, in a sum equal to at least ten percent (10%) of the amount of the bid.
4. Opening of bids. At the time and place stated in the invitation, the bids shall be publicly opened and announced. The bid amounts shall be tabulated and the tabulation shall be available for public inspection at the Public Works Department during regular business hours for a period of not less than thirty (30) calendar days after the bid opening.
5. Review of bids. The Director shall review all bids received for completeness, accuracy, responsiveness to the invitation and the bid documents, and the City's experience with or knowledge of the qualification and reliability of each bidder and shall prepare a recommendation to the City Council. Written amounts shall take precedence over associated numeric amounts. Mathematical errors, if found, shall be corrected and shall not disqualify a bid. The corrected total shall be the bid amount considered in determining the lowest responsible bidder and shall be the contract amount awarded if the bid is selected.
6. Award of contract. Contracts shall be awarded by the City Council to the lowest responsible bidder. Determination of the lowest responsible bidder shall be at the sole discretion of the City Council pursuant to findings and recommendations presented by the Director at the time of the award of contract.
7. Equal bids. If two or more equal low bids are received, the City Council may award the contract to any one of the equal low bidders by the following:
 - a. Select one bid; or
 - b. Reject all bids and re-solicit for bids; or
 - c. Reject all bids and authorize negotiated agreement if consistent with federal and state laws; or
 - d. Select one bid, which is the most responsible bidder; or
 - e. Take any other action that the City Council deems to serve the best interest of the City.
8. No bids. When no bids are received from responsible firms, the City Council may accomplish the project in any manner it sees fit.
9. Rejection of bids. The City Council may reject any or all bids presented and may then direct that the project be re-advertised, may authorize negotiation of a contract with one or more

responsible firms, or may resolve that the project can be performed more economically by City forces, day labor, time and materials contract, or other method.

10. Execution of contract. The successful bidder shall execute the contract and furnish required performance security and labor and materials security when required pursuant to the bid document.
11. Forfeiture of bid security for public works projects. If the successful bidder fails to execute the contract and furnish security within the stated time, and said failure is not primarily due to actions or omissions of the City or to acts of god, the bidder shall forfeit the bid security provided. The City Council may then consider the bid of the next lowest responsible bidder.
12. Release of bid security for public works projects. Bidders are entitled to the return of their bid security unless forfeited as provided herein. The City shall retain all bid security until a contract has been executed or until the City Council rejects all bids at which time all bid security not forfeited shall be returned to the appropriate bidders.
13. Disposition of forfeited bid security for public works projects. The City shall retain forfeited bid security until a contract is awarded to another firm or the project is cancelled. The City shall retain an amount equal to the difference between the forfeiting firm's bid and the new contract amount, if any, and an additional amount equal to administrative and other costs incurred as a result of the failure of the forfeiting bidder to enter into a contract and provide required security, and shall return any remaining amount of the bid security to the forfeiting bidder.
14. Performance security and labor and materials security for public works projects. The bidder to whom the contract is awarded (the "successful bidder") shall furnish performance security and labor and materials security in amounts specified in the Invitation or Bid Documents.

B. FORMAL PROPOSALS FOR MAJOR PROFESSIONAL AND TECHNICAL SERVICES. Major professional and technical services are defined as services having an actual or estimated value of greater than fifty thousand dollars (\$50,000). The solicitation and selection of proposals and award of contracts shall comply with the Ione Municipal Code, and this Policy, and shall be administered through each City Department, according to the following procedures:

1. Maintenance and Repair Services. Services intended to preserve and/or restore a public work to a clean, safe, efficient, and/or continually usable condition. Maintenance and repair services include, but are not limited to: carpentry, electrical, painting, plumbing, glazing, and other craftwork to preserve a facility in the condition for which it was intended; repairs, cleaning and other operations on machinery and other equipment permanently attached to a facility as fixtures; the mowing, pruning, and trimming of lawns, grass, trees, shrubs, bushes and hedges; and the regular removal or relocation of by-products or waste products accumulated at City facilities as the result of ongoing environmental processes.
2. The City Manager shall approve the preparation and release of all Requests for Proposals (RFP) and Requests for Qualifications (RFQ).

3. City staff shall determine, based on professional judgment, whether an RFP or an RFQ process best suits its needs and City staff, or a city-authorized consultant, shall prepare the RFP/RFQ document.
4. City staff, or a city-authorized consultant, or both shall prepare a list of suitable firms from known registries, professional organizations, and/or any other source.
5. City staff shall issue the RFP/RFQ to suitable firms, and may also advertise for competitive proposals.
6. City staff shall form a selection committee, which may include private consultants, to review the RFPs/RFQs received, and the selection committee may conduct interviews and/or hold discussions with proposing firms.
7. The selection committee shall rank the proposing firms according to the criteria specified in the RFP/RFQ and City staff shall notify firms of their position in the ranking.
8. City staff, or a city-authorized consultant, shall negotiate with the top-ranked firm to arrive at mutually-acceptable contract terms.
9. City staff, or its authorized consultant shall terminate negotiations and begin negotiations with the next-ranked firm if an agreement cannot be reached and continue this process until negotiations are successfully concluded or until the list of qualified firms submitting proposals is exhausted and an agreement cannot be reached.
10. The City Council shall award or reject the contract negotiated by City staff.

IV. PROCUREMENT PROCEDURES – NON-MAJOR EXPENDITURES (\$50,000 & under)

INFORMAL BIDS OR PROPOSALS - Intermediate, Minor, and Operational Expenditure category projects, including minor public works projects, supplies, goods, equipment and minor services are defined as projects having an actual or estimated value of fifty thousand dollars (\$50,000) or less. The solicitation and selection of bids and award of contracts shall comply with the Ione Municipal Code for public works projects, service contracts, and this Policy, and shall be administered through each City Department, according to the following procedures:

1. Informal bids shall be obtained verbally or in writing as dictated by this Policy from the open market and a written record of informal bids shall be kept with the related PO.
2. Bid security. Security and labor and material security shall conform to the requirements for major public works projects but may be modified or waived by the City staff person authorized to make the purchase if warranted and in the best interest of the City.

3. Execution and Award of Contracts. The City Council may award contracts, or the City Manager, or designated City Director, or staff personnel may award and execute contracts, set forth in Categories A, B, C or D of Section II above, and may waive competitive bidding requirements if in the best interest of the City, provided there are unencumbered appropriations in the fund accounts against which the expenses are to be charged.

V. EXEMPTION TO ANY PROCUREMENT METHOD

Justification for exemption to any required procurement method may be submitted to the City Manager or in the case of a major expenditure, to the City Council under the following circumstances:

- a. Sole-source or select-source purchase. To determine that a sole-source or select-source purchase exists, rationale and/or proof must be provided in the purchase requisition.
 - Acquisition of brand name to insure compatibility with other city products and equipment. For example standardization of fleet inventory (select-source).
 - Change orders - additions to an original scope of work when the original source is the only reasonable one to provide the additional goods, construction work or service needed (select-source).
 - Only one manufacturer or vendor makes and/or sells the required equipment (sole-source).
- b. State, County, or other public agency cooperative purchasing program or contracts utilizing funding or other participation from agencies which require conformance with state, federal or other contracting regulations.
- c. The City does not require a contract for equipment purchases such as a specific type or brand of supply or part necessary for acceptable operation of a machine or device, or as required by warranty or contract on the machine or device; written documentation supporting a purchase must be provided.
- d. Emergency purchases made necessary by an immediate threat to life or property or a substantial disruption of a vital public service.
 - In advance of any local emergency, the City seeks to retain a list of available local businesses willing to provide necessary supplies, materials, equipment, services, food, care or shelter to the City through the Office of Emergency Management. Once the Emergency Operations Center (EOC) is activated, these memorandums will be activated.
 - In the event of an emergency, the City Manager or designee may make immediate purchases of goods and services. Emergency purchases include any purchase required to prevent imminent danger or to prevent or mitigate the loss or impairment of life, health, property, or essential public services. Every effort shall be made to obtain advance approvals or to obtain approvals as soon as possible following the purchase.
 - The City is not required to engage in either formal or informal competitive bidding in an emergency. The City Council delegates to the City Manager and City Manager's designee the authority to waive any procedures in the Policy that are not statutorily

- mandated when making emergency purchase of supplies, equipment, materials or services.
- The City Council shall ratify emergency suspension of procedures at the next properly noticed Council meeting following the emergency procurement and consider whether further suspension of procedures is required to abate the impacts of the emergency.
- e. The awarding officer(s) may waive irregularities in formal or informal bids received provided that it is in the best interest of the City to do so, and it does not result in unfair advantage to any bidder.
- f. The City Council may authorize the award and execution of contracts without competitive bidding provided that such award is in the best interest of the City, or of the public health, safety and welfare.

2.44.160 - FEDERALLY FUNDED PROCUREMENTS

This section pertains to federal-funded projects and purchases.

Any procurement made pursuant to a federal award or subject to reimbursement, in whole or in part, with federal funds must comply with the City's procurement procedures and all applicable Procurement Standards codified in 2 CFR 200.318-200.326 to include the following:

- (a) Comply with general federal requirements and recommendations:
 - a. Comply with currently applicable Department of Homeland Security Standard Terms and Conditions.
 - b. Comply with the Solid Waste Disposal Act, 2 CFR section 200.322.
 - c. Complete a cost or price analysis, including independent estimates, when necessary under 2 CFR 200.323.
 - d. Profit must be negotiated as a separate element of price, where required under 2 CFR 200.323(b).
 - e. Use of federal excess and surplus property is encouraged over purchasing new.
 - f. Geographical (local) preferences may not be used, unless expressly authorized by the awarding agency.
 - g. A time and materials contract or a "cost-plus" contract may not be used.
 - h. Intergovernmental agreements are encouraged where appropriate.
 - i. Procurements are subject to requirements for monitoring and oversight, see 2 CFR 200.318(b).
 - j. Records must be maintained by each department consistent with 2 CFR 200.318(i).

(b) Federal contractors must meet requirements of being responsible contractors (see CFR 200.318(h) and the City will take all necessary affirmative steps to assure minority businesses, women's businesses and labor surplus area firms are used when possible.

(c) Consistent with 2 CFR section 200.320, the City will use one of the following approved procurement methods: micro-purchases, small purchase procedures, sealed bids (formal advertising), competitive proposals, and noncompetitive proposals.

(d) Contracts for federally-funded procurements must comply with 2 CFR section 200.326, by acknowledging that federal financial assistance will be used to fund the contract, requiring that the contractor comply with all applicable federal law, regulations, executive orders and applicable federal policies; and specifying the Federal Government is not a party to the contract.

I. GENERAL PROCUREMENT STANDARDS

A. Code of Conduct. As representatives of the City of Ione, all employees are expected to conduct themselves in a professional and ethical manner, maintaining high standards of integrity and the use of good judgement. Employees are expected to be principled in their business interactions and act in good faith with individuals both inside and outside the City. The following Code of Conduct shall govern the performance, behavior and actions of the City, including employees, directors, appointed or elected officials, volunteers, or agents who are engaged in any aspect of procurement, including, but not limited to, purchasing goods and services, awarding contracts and grants, and the administration and supervision of contracts:

1. No employee, director, appointed or elected official, volunteer, or agent of the City shall participate in the selection, award, or administration of contracts supported by a federal award if a conflict of interest is real or apparent to a reasonable person.
2. Conflicts of interest may arise when any employee, officer, or agent of the City, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a real or apparent financial or other interest in or a tangible personal benefit from a firm considered for the contract.
3. No employee, director, appointed or elected official, volunteer, or agent of the City shall do business with, award contracts to, or show favoritism toward a member of his or her immediate family, spouse's family, or to any company, vendor, contractor, or parties to subcontractors who either employ or has any relationship to a family member; or award a contract or bid which violates the spirit or intent of federal, state and local procurement laws and policies established to maximize free and open competition among qualified vendors.
4. The City's employees, directors, appointed or elected officials, volunteers, or agents shall neither solicit nor accept gratuities, favors, gifts, consulting fees, trips, or anything having a monetary value in excess of twenty-five dollars (\$25.00) from a vendor, potential vendor, family or employees of a vendor, contractor or parties to subcontractors.
5. Disciplinary measures for violations of the Code of Conduct by employees, directors, appointed or elected officials, volunteers, or agents who are engaged in any aspect of procurement, including, but not limited to, purchasing goods and services, awarding contracts and grants, and the administration and supervision of contracts could lead to disciplinary measures, up to and including possible termination of employment.

B. Solicitation Procedures

1. Acquisition of unnecessary or duplicative items must be avoided. Consideration should be given to consolidating or dividing procurements to obtain a more economical purchase. When appropriate, an analysis will be made of lease versus purchase alternatives, and any other appropriate analysis to determine the most economical approach.
2. To foster greater economy and efficiency, and in accordance with efforts to promote cost-effective use of shared services, the City shall enter into state and local intergovernmental agreements or inter-entity agreements where appropriate for procurement or use of common or shared goods and services.
3. Procuring federal excess and surplus property in lieu of purchasing new equipment and property whenever such use is feasible and reduces project costs shall be utilized.
4. Value engineering clauses may be used in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions. Value engineering is a systematic and creative analysis of each contract item or task to ensure that its essential function is provided at the overall lower cost.
5. Contracts shall only be awarded to responsible contractors possessing the ability to perform successfully under the terms and conditions of a proposed procurement. Consideration will be given to such matters as contractor integrity, compliance with public policy, record of past performance, and financial and technical resources.
6. Records will be maintained sufficient to detail the history of procurement. These records will include, but are not necessarily limited to the following: rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price. The City Clerk will be the repository for said records and shall be maintained for period of no less than seven (7) years.
7. Time and material type contracts (open-ended) may be used only after a determination that no other contract is suitable. Time and material type contract means a contract where the cost to the City is the sum of the actual cost of materials and direct labor hours charged at fixed hourly rates that reflect wages, general and administrative expense, and profit. Each time and material contract will set a ceiling price that the contractor exceeds at its own risk. A higher degree of oversight is required in order to obtain reasonable assurance that the contractor is using efficient methods and effective cost controls.
6. The City alone will be responsible, in accordance with good administrative practice and sound business judgment, for the settlement of all contractual and administrative issues arising out of procurements. These issues include, but are not limited to, source evaluation, protests, disputes, and claims. These standards do not relieve the City of any contractual responsibilities under its contracts. The federal awarding agency will not substitute its judgment for that of the City unless the matter is primarily a federal concern. Violations of law will be referred to the local, state, or federal authority having proper jurisdiction.

C. Competition

1. All procurement transactions must be conducted in a manner providing full and open competition. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, and invitations for bids or requests for proposals will be excluded from competing for such procurements. Some of the situations considered to be restrictive of competition include, but are not limited to:
 - a. Placing unreasonable requirements on firms in order for them to qualify to do business;
 - b. Requiring unnecessary experience and excessive bonding;
 - c. Noncompetitive pricing practices between firms or between affiliated companies;
 - d. Noncompetitive contracts to consultants that are on retainer contracts;
 - e. Organizational conflicts of interest;
 - f. Specifying only a brand name product instead of allowing an equal product to be offered and describing the performance or other relevant requirements of the procurement; and
 - g. Any arbitrary action in the procurement process.
 2. Procurements shall be conducted in a manner that prohibits the use of statutorily or administratively imposed state or local geographical preferences in the evaluation of bids or proposals, except in those cases where applicable federal statutes expressly mandate or encourage geographic preference. Nothing in this section preempts state licensing laws. When contracting for architectural and engineering (A/E) services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract.
 3. All solicitations will incorporate a clear and accurate description of the technical requirements for the material, product, or service to be procured. Such description must not, in competitive procurements, contain features which unduly restrict competition. The description may include a statement of the qualitative nature of the material, product or service to be procured and, when necessary, must set forth those minimum essential characteristics and standard to which it must conform if it is to satisfy its intended use. Detailed product specifications should be avoided if at all possible. When it is impractical or uneconomical to make a clear and accurate description of the technical requirements, a brand name or equivalent description may be used as a means to define the performance or other relevant requirements of procurement. The specific features of the named brand which must be met by offers must be clearly stated.
 4. Bids and proposals shall identify all the requirements which the offerors must fulfill and all other factors to be used in evaluation bids or proposals
- D. Methods of Procurement.** In addition to the City's purchasing policy approval limits, one of the following methods should be used:
1. **Micro-purchase:** Purchases where the aggregate dollar amount does not exceed \$3,000, or the current limitation set by the Federal Acquisition Regulation at 48 CFR Subpart 2.1, where this threshold is periodically adjusted for inflation.

2. **Small purchase:** Purchases up to the Simplified Acquisition threshold, which is currently \$150,000. Informal purchasing procedures are acceptable, but price or rate quotes must be obtained from an adequate number of sources.
3. **Sealed bid:** Purchases over the Simplified Acquisition threshold, which is currently \$150,000. Under this purchase method, formal solicitation is required, and the fixed price (lump sum or unit price) is awarded to the responsible bidder who conformed to all material terms and is the lowest in price. This method is the preferred procurement method for construction contracts, if the following conditions apply:
 - a. A complete, adequate, and realistic specification or purchase description is available;
 - b. Two or more responsible bidders are willing and able to compete effectively for the business, and,
 - c. The procurement lends itself to a firm fixed price contract and the selection of the successful bidder can be made principally based on price.

If this method is used, the following requirements shall apply:

- d. The invitation for bids will be publicly advertised and bids must be solicited from an adequate number of known suppliers, providing them sufficient response time prior to the date for opening the bids;
- e. The invitation for bids, which will include any specifications and pertinent attachments, must define the terms or services in order for the bidder to properly respond;
- f. All bids will be publicly opened at the time and place prescribed in the invitation for bids;
- g. A firm fixed price contract award will be made in writing to the lowest responsive and responsible bidder. Where specified in bidding documents, factors such as discounts will only be used in determining which bid is lowest. Payment discounts will only be used to determine the low bid when prior experience indicates that such discounts are usually taken advantage of; and
- h. Any or all bids may be rejected if there is a sound documented reason.

4. Competitive proposals: Purchases over the Simplified Acquisition threshold, which is currently \$150,000. This procurement method requires formal solicitation, fixed-price or cost-reimbursement contracts, and is used when sealed bids are not appropriate. The contract should be awarded to the responsible firm whose proposal is most advantageous to the program, with price being one of the various factors. If this method is used, the following requirements apply:

- a. Requests for proposals must be publicized and identify all evaluation factors and their relative importance. Any response to publicized requests for proposals must be considered to the maximum extent practical;
- b. Proposals must be solicited from an adequate number of qualified sources;

- c. The methods for conducting technical evaluations of the proposals received and for selecting recipients may include, but not limited to: oral interviews, references, past performance, availability to perform work, and certifications as determined by project scope.
- d. Any response that takes exception to any mandatory items in this proposal process may be rejected and not considered;
- e. Contracts must be awarded to the responsible firm whose proposal is most advantageous to the program, with price and other factors considered; and,
- f. Competitive proposal procedures may be used for qualifications-based procurement of architectural/engineering (A/E) professional services whereby competitors' qualifications are evaluated and the most qualified competitor is selected, subject to negotiation of fair and reasonable compensation. The method, where price is not used as a selection factor, can only be used in procurement of A/E professional services. It cannot be used to purchase other types of services, though A/E firms are a potential source to perform the proposed effort.

5. Noncompetitive proposals: Also known as sole-source procurement, this may be appropriate only when one or more of the following criteria are met:

- a. The item is available only from a single source;
- b. The public emergency for the requirement will not permit a delay resulting from competitive solicitation;
- c. The Federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the non-federal entity; or
- d. After solicitation of a number of sources, competition is determined inadequate.

E. Contract Cost and Price. A cost or price analysis shall be performed in connection with every procurement action in excess of the Simplified Acquisition threshold (\$150,000) including contract modifications. The method and degree of analysis is dependent on the facts surrounding the particular procurement situation, but as a starting point, independent estimates shall be made prior to receiving bids and proposals.

1. Profit shall be negotiated as a separate element of the price for each contract in which there is a no price competition and in all cases where cost analysis is performed. To establish a fair and reasonable profit, consideration must be given to the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of its record of past performance, and industry profit rates in the surrounding geographical area for similar work.

2. Costs or prices based on estimated costs for contracts under the federal award are allowable only to the extent that costs incurred or cost estimates included in negotiated prices would be allowable for the City under Subpart E- Cost Principles of Part 200- Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

3. The cost plus a percentage of cost and percentage of construction cost methods of contracting shall be used.

F. Federal Awarding Agency or Pass-Through Entity Review.

1. The City shall make available, upon request of the federal awarding agency or pass-through entity, technical specifications on proposed procurements where the federal awarding agency or pass-through entity believes such review is needed to ensure that the item or service specified is the one being proposed for acquisition. This review generally will take place prior to the time the specification is incorporated into a solicitation document. However, if the City desires to have the review accomplished after a solicitation has been developed, the Federal awarding agency or pass-through entity may still review the specifications, with such review usually limited to the technical aspects of the proposed purchase.

2. The City will make available upon request, for the Federal awarding agency or pass-through entity pre-procurement review, procurement documents, such as requests for proposals or invitations for bids, or independent cost estimates, when:

- a. Procurement procedures or operations fails to comply with the procurement standards in this part;
- b. The procurement is expected to exceed the Simplified Acquisition Threshold (\$150,000) and is to be awarded without competition or only one bid or offer is received in response to a solicitation;
- c. The procurement, which is expected to exceed the Simplified Acquisition Threshold, specifies a "brand name" product;
- d. The proposed contract is more than the Simplified Acquisition Threshold and is to be awarded to other than the apparent low bidder under a sealed bid procurement; or
- e. A proposed contract modification changes the scope of a contract or increases the contract amount by more than the Simplified Acquisition Threshold.

3. The City is exempt from the pre-procurement review in paragraph 2 of this section if the federal awarding agency or pass-through entity determines that its procurement systems comply with the standards of this part.

4. The City may request that its procurement system be reviewed by the federal awarding agency or pass-through entity to determine whether its system meets these standards in order for its system to be certified. Generally, these reviews must occur where there is continuous high-dollar funding, and third-party contracts are awarded on a regular basis;

5. The City may self-certify its procurement system. Such self-certification must not limit the federal awarding agency's right to survey the system. Under a self-certification procedure, the federal awarding agency may rely on written assurances from the City that it is complying with

these standards. The City must cite specific policies, procedures, regulations, or standards as being in compliance with these requirements and have its system available for review.

G. Bonding Requirements. For construction or facility improvement contracts or subcontracts exceeding the Simplified Acquisition Threshold (\$150,000), the federal awarding or pass-through entity may accept the bonding policy and requirements of the City provided that the federal awarding agency or pass-through entity has made a determination that the federal interest is adequately protected. If such a determination has not been made, the minimum requirements must be as follows:

1. A bid guarantee from each bidder equivalent to five percent (5%) of the bid price. The bid guarantee must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified;
2. A performance bond on the part of the contractor for 100 percent (100%) of the contract price. A performance bond is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract; and,
3. A payment bond on the part of the contractor for 100 percent (100%) of the contract price. A payment bond is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

H. Contract Provisions. All federal funding source compliance provisions shall include the following:

1. Equal Employment Opportunity- All contracts, when funded in whole or partly by monies derived from the federal government (either directly or indirectly), shall contain a provision requiring compliance with Equal Employment Opportunity.
2. Davis-Bacon Act- Applies to construction contracts in excess of \$2,000. It requires contracts to pay laborers and mechanics wages not less than the prevailing wage as determined by the Secretary of Labor and must be required to pay wages not less than once a week. Each bid solicitation published by the City must contain the current prevailing wage determination. Any award of the contract must be conditioned on contractor's acceptance of that wage determination and suspected or reported violations of this act shall be immediately reported to the Federal awarding agency.
3. Copeland "Anti-Kickback" Act- Applies to construction contracts in excess of \$2,000. It prohibits kickbacks in construction contracts funded with Federal monies. Contractors and subcontractors or subrecipients shall be prohibited from inducing any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled and suspected or reported violations shall be immediately reported to the Federal awarding agency.
4. Clean Air Act & Federal Water Pollution Control Act- Applies to contracts and sub grants in excess of \$150,000. Contractor shall be required to comply with all applicable standards, orders

or regulations issued pursuant to the Clean Air Act and the Federal Water Pollution Control Act. Suspected or reported violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

5. Debarment and Suspension- Contracts funded with federal grant monies may not be awarded to contractors that have been debarred or suspended from receiving federal monies pursuant to the System for Award Management (SAM).

6. Byrd Anti-Lobbying Amendment- Contractors that apply or bid for an award of \$100,000 must certify that they will not and have not used federal funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award.

I. Contracting with small and minority business, women's business enterprises, and labor surplus area firms.

All necessary affirmative steps will be taken to assure that minority business, women's business enterprises, and labor surplus area firms are used when possible. Affirmative steps include:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
2. Assuring that small and minority businesses and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises;
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses and women's business enterprises;
5. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and,
6. Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section.

2.44.170 – Emergency Expenditures

In accordance with §20168 PCC, in the event of an emergency, the City Council may pass a resolution by a four-fifths vote of its members declaring that the public interest and necessity demand the immediate expenditure of public money to safeguard life, or property. Upon

adoption of the resolution, it may expend any sum required in the emergency without complying with §20162 et sec PCC. If notice for bids to let contracts will not be given, the City Council shall comply with chapter 2.5 (commencing with §22050 PCC.)

2.44.180 – Gifts and Unauthorized Purchases

City employees, officers or officials are not entitled to any special consideration from vendors and merchants in their personal affairs nor are such city employees, officers, or officials to attempt to procure materials for the personal use of any other person. City employees, officers or officials shall not solicit or accept gifts except for those items that can be shared by all staff such as food and flowers. Except for emergencies or other authorized exemption, no purchases shall be made without specific authorization as outlined in this policy. The person ordering the unauthorized purchase may be held **personally liable for the costs of the purchase or contract.**

Effective Date

This ordinance shall be effective 30 days following its adoption by the City Council of the City of Ione. A summary of this ordinance shall, within fifteen (15) days after passage, be published in accordance with Section 36933 of the Government Code of the State of California, with the names of the City Council members voting for and against it.

INTRODUCED at a regular meeting of the City Council of the City of Ione on the _____ day of _____, 2019; and

PASSED AND ADOPTED this _____ day of _____, 2019 by the following vote:

AYES: Councilmembers: _____

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

ABSTAIN: Councilmembers: _____

TOM REED, MAYOR
CITY OF IONE

ATTEST:

Janice Traverso, City Clerk

APPROVED AS TO FORM:

David A. Prentice, City Attorney

Agenda Item

2

DATE: December 23, 2019

TO: Lone City Council

FROM: Sophia Meyer, City Attorney
Jon G. Hanken, City Manager

SUBJECT: Ordinance No. 518: An Ordinance of the City Council of the City of Lone Adopting the City of Lone Creek Committee Ordinance as Amended

RECOMMENDED ACTION: Council is being asked to adopt Ordinance No. 518: An Ordinance of the City Council of the City of Lone Adopting the City of Lone Creek Committee Ordinance as Amended. Second Reading

Motion: _____/_____

FISCAL IMPACT: Not Applicable at this time

BACKGROUND: At the November 19th and December 3rd City Council meetings, Council reviewed and discussed revisions to the draft ordinance and made other recommendations. The City Attorney incorporated those recommendations in the proposed ordinance that is before you this evening.

A public hearing is scheduled and advertised in the newspaper as required. The second reading will be held in January and the ordinance would go into effect 30 days after the second reading.

ATTACHMENTS:

Ordinance No. 518: An Ordinance of the City Council of the City of Lone Adopting the City of Lone Creek Committee Ordinance as Amended.

Chapter 2.62 - IONE CREEK COMMITTEE

Sections:

2.62.010 - Established.

There is created and established a city commission which is named Ione Creek Committee, and which is referred to in this chapter as the "commission." The commission shall serve for two years, unless renewed by the city council. It shall act in an advisory capacity to the city council.

2.62.020 - Members—Appointment—Terms—Vacancies.

The commission shall consist of five members, four of which shall be residents of the City of Ione. All members shall be selected based upon their qualifications by reason of their knowledge and experience by the mayor, with and subject to the approval of the city council. The term of office of all members so appointed shall be two years except for initial appointments and except if a vacancy shall occur for any reason other than the expiration of the term of that member's office, it shall be filled by appointment by the mayor, with and subject to the approval of the city council for the unexpired term of the member whose office is vacated. Initial appointments shall be made as follows: two members shall be appointed for one year; three members shall be appointed for two years. Subsequent appointments shall be for the regular time as set forth in this section.

2.62.030 - Members—Advisory.

The council member(s) appointed by the city council as liaison to the commission and the city manager shall be advisory members of the commission. They shall have no vote, and they shall not be considered members for the purpose of constituting a quorum. Their terms of office as advisory members shall correspond in tenure to their official tenure as officials of the city. Advisory members may designate an appropriate deputy from staff to attend meetings of the commission in their place and stead on such occasions as their other duties may prevent them from sitting in attendance at particular commission meetings.

2.62.040 - Members—Removal.

Any appointed member of the commission may be removed by the city council. Any appointed member of the commission who fails to attend three consecutive meetings of the commission without permission from the city council to be absent shall be considered automatically removed and a vacancy shall be deemed to have occurred unless good cause is shown. The city council shall be the sole judge as to whether or not good cause is shown; and when it is determined that good cause has not been shown, then the vacancy so created shall be filled immediately by the mayor, with and subject to the approval of the city council, for the unexpired portion of the term.

2.62.050 - Members—Compensation.

All appointed members of the commission shall serve as members without compensation.

2.62.060 - Officers.

The commission shall appoint two members to act as a chairperson and a vice chairperson. Said appointees shall be officers of the commission. An advisory member of the commission is not eligible to hold a commission office.. The City Clerk, or a duly designated subordinate, shall be secretary to the commission. The commission shall elect its officers at the first regular meeting of the commission in April of each year, and they shall hold office for a term of one year. Any vacancy in any of the offices shall be filled by the commission at the first regular meeting of the commission after the vacancy occurs and shall be filled for the unexpired portion of the term of the commission, and in the chairperson's absence the vice-chairperson shall preside. The secretary shall make and keep a record of all resolutions, transactions, findings and determinations of the commission, and shall record and keep the minutes of the commission meetings.

2.62.070 - Meetings-Time.

The commission shall meet at least quarterly at a time and date approved in advance by the commission. and the meeting shall be a regular meeting of the commission. The commission may adjourn any regular meeting of the commission from time to time or place to place so as long as the adjournment shall not extend to a point in time beyond the day of the next regular meeting of the commission. Commission meeting schedules shall be timely published as to allow maximum public participation.

2.62.080 - Meetings-Special.

To call a special meeting, the chairman or a majority of the members shall file with the secretary of the commission, at least twenty-four hours prior to the date the meeting is to be held, a signed written notice of the meeting, which notice shall specify the time and place of the special meeting and the agenda therefor. The signed written notice shall also be served personally or by a telephone call to all members of the commission specifying the reason for the special meeting. Twenty-four hour notification shall also be given in writing to all newspapers, radio stations, and television stations which have filed a request for notification in writing with the city clerk or the secretary of the commission. The presence of a quorum of all members at the special meeting shall be mandatory for the purposes of conducting the commission's business.

2.62.090 - Meetings-Place-Quorum.

Regular meetings shall be held in the city council chambers. Adjourned regular meetings, special meetings, and regular meetings when deemed necessary may be held elsewhere within the city, provided notice of the time and place of the meetings and of the agenda of special meetings is given to all members of the commission and to all newspapers, radio stations, and television stations which have filed a request for in writing with the city clerk or with the secretary of the commission. A majority of the members of the commission shall constitute a quorum for the transaction of business at any regular or special meeting of the commission.

2.62.100 - Duties.

The Ione Creek Commission shall have the following duties and responsibilities:

- A. To act as an advisory body to the city council and to make recommendations to the city council regarding creek and related floodway uses, policies and ordinances;
- B. To make recommendations regarding programs or proposals which may facilitate public awareness, public participation, and public education with regard to safe and responsible utilization of all creeks and related floodways within the City of Ione;
- C. To make recommendations regarding creek bank restoration and stabilization, water flow obstructions, brush abatement, creek-bed buildup, litter abatement, sanitation, commercial uses, special events, licenses, permits, fees, collections, and funding;
- D. Recommend political action to the city council on riparian habitat measures, water runoff flows; and
- E. Recommend coordination of activities with other commissions, departments, or agencies, not limited to city council, planning commission, Ione volunteer fire department, department of fish and game, F.E.M.A., Mule Creek State Prison.

Agenda Item

#3

DATE: December 26, 2019
TO: Ione City Council
FROM: Jon G. Hanken, City Manager
SUBJECT: Surplus Property Appraisals

RECOMMENDED ACTION:

Motion: _____ / _____

FISCAL IMPACT: If the three properties were sold for the Appraised Market Value, the City would receive \$115,000 in revenue that would be allocated towards park development.

BACKGROUND: The City hired John D. (Jack) Ashworth with Certified Residential Appraisers in Sutter Creek to appraise the three properties the City is proposing to surplus. Staff showed Mr. Ashworth the properties and the appraisals were conducted in accordance with standard appraisal methods. The appraisal reports estimates the value of the property on Sutter Lane at \$35,000, the value of the property on Fairway Drive at \$35,000 and the value of the property on Shakeley Lane at \$45,000. Total estimated value of all three properties is \$115,000.

As Council moves forward with property surplus process, Staff is recommending that Council attach the following conditions be placed on the properties:

Properties are to be used for residential development.

Properties and future property owners would be subject to any subdivision CC&Rs that are in existence within the subdivision.

Houses to be constructed on each site must be similar in style, color scheme, size and value as other homes in the subdivision.

Purchasers must begin the permit process to construct a new home within 1 year of purchase from the City.

The property on Shakeley Lane needs to be incorporated into the Amador Water Agency's Community Facility District (Special Tax A) and the City's Community Facilities District (CFD) No. 2005-2 Improvement Area No. 3.

Because the property on Shakeley is currently owned by the City and is considered public property, there is no CFD assessment collected. As this property changes from public land to residential use, the property needs to be incorporated into the Amador Water Districts Community Facility District Special Tax A for the water main and into the City's Community Facilities District (CFD) No. 2005-2 Improvement Area No. 3 Special Tax B (Community Services) for the City of Lone for police, fire, lighting and landscaping maintenance services.

The process by which this parcel would be added to Community Facilities District (CFD) No. 2005-2 Improvement Area No. 3 would be similar to an annexation process. The property owner (the City) would consent to the property being included in both the Water Agency's and the City's CFDs districts. An approval from both the Water Agency and the City would need to be given. Council would then need to adopt a resolution finalizing the annexation of the parcel into the City of Lone Community Facilities District (CFD) No. 2005-2 Improvement Area No. 3 and that would need to be recorded with the County.

ATTACHMENTS:

Appraisal for Property on Sutter Lane

Appraisal for Property on Fairway Drive

Appraisal for Property on Shakeley Lane

Ashworth Appraisal Services
INTRODUCTORY COMMENTS

File No. 19506

Borrower

Property Address xxx Sutter Ln

City Ione County Amador State CA Zip Code 95640

Lender/Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640

There are two techniques utilized in standard appraisal practices which help with appraising properties with unresolved issues or in situations where it would otherwise be impossible to appraise a real property "as is". They are known as "extraordinary assumptions" and "hypothetical conditions".

Many assumptions are made in the course of any appraisal (an appraiser checks representative lighting, and assumes all other lighting works similarly; an appraiser flushes a toilet and the water goes down, and assumes there are no plumbing issues; the appraiser sees no water staining on the ceiling of a house for an appraisal done in July, and assumes the roof is water tight), but there are times when "extraordinary" assumptions are required (beyond the assumptions made in nearly every appraisal). These are typically more significant assumptions, and need to be specifically called out as such. They are things that are assumed to be true, but are unknowable (at least by the appraiser) at the time. BUT, if the assumption proved to be false, could have a significant impact on value. This could be something along the lines of a house being located adjacent to a former gas station, and the extraordinary assumption would be that there is no underground tank leakage or contamination; or when inspecting a house on slab foundation, and some small cracks are noted in the garage floor (typical), and the extraordinary assumption is made that there are no structural or foundation issues with the house.

A hypothetical condition is slightly different, in that it is something everyone can agree for a fact is false as of the time of the appraisal, but is being assumed to be true or to happen at some time in the future, with the appraisal (and appraised value) based on it being true (hypothetically) as of the date of value. The most common example of this is a pre-construction appraisal, where an appraiser is given a set of plans and a bare land parcel, and asked to appraise the property "as if the house was built and standing on the date of inspection". This is how typical pre construction appraisals are completed. Similarly, when a new house, under construction, is appraised, it is appraised with the hypothetical condition that it is complete, "subject to" completion, and valued as such. In both of these cases, the appraiser and all involved are aware that a condition is being assumed that is known for a fact to not yet be true, but must be assumed in order to complete the assignment.

In the case of this land appraisal, there are both extraordinary assumptions being made and hypothetical conditions being assumed for the sake of being able to arrive at an opinion of likely market value of the subject as identified by the client.

Extraordinary assumption(s)-

- Lot size as provided by client is accurate (+/-)
- All utilities are available at the street
- No hazardous materials on site

Hypothetical condition(s)-

- Subject is/will be zoned for single family residential use
- APN is/will be assigned

This appraisal, and the resulting opinion of value, is based on these assumptions & conditions. Should any prove to be false, they could have potentially a significant impact on the valuation determined in this report.

Note that an address entered as "xxx" Street Name is an appraisal norm for when a specific situs address has not yet been assigned, thus indicating the street location, but without a specific street address identifier.

Owner <u>City of Ione</u>		Census Tract <u>Unknown</u>		Map Reference <u>Google Earth</u>																																																																																						
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City <u>Ione</u>		County <u>Amador</u>		State <u>CA</u> Zip Code <u>95640</u>																																																																																						
Legal Description <u>None</u>																																																																																										
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Client <u>John Hanken, City Manager, City of Ione</u>		Address <u>1 E Main St, Ione, CA 95640</u>																																																																																								
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <u>Immediate area is generally built out, or in progress of being built out, so subject is one of few available for development. Parks, schools and basic shopping, service, and support services are available in the community of Ione, or other nearby small communities, with much more available within a ~45 minute drive west towards the greater Stockton metro area.</u>																																																																																										
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Comments on Market Data <u>The 4 closed sales and 1 active listing used in this report are the best available blend of properties with characteristics that bracket and/or represent the subject key attributes of size, terrain, amenities, and location. The subject has no utilities in place (all are assumed to be available at the street at a minimum). The 4 closed sales used in this report represent the MOST similar closed sales comparables found within the search parameters used within the prior 2 years of the date of value. There were no more similar or proximate recent publicly transacted sales of residential use land parcels within the search criteria used.</u>																																																																																										
Continued on next page...																																																																																										
Comments and Conditions of Appraisal: <u>There are no special conditions to this appraisal, other than as noted in the introductory page.</u>																																																																																										
Final Reconciliation: <u>All 4 closed sale comparables are given roughly equal consideration, as they represent a good blend of comparability to the subject, in terms of location, view, size, and utility availability.</u>																																																																																										
ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF																																																																																										

Owner City of Ione
Property Address xxx Sutter Ln
City Ione County Amador State CA Zip Code 95640
Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640

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		SUBJECT PROPERTY		COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address		xxx Sutter Ln Ione, CA 95640		xxx Greenstone Terrace Sutter Creek, CA 95685		205 Bryson St Sutter Creek, CA 95685			
Proximity to Subject		8.10 miles E		7.89 miles E					
Sales Price		\$ N/A		\$ 33,000		\$ 20,000		\$	
Price /sf		\$ 0		\$ 3.61		\$ 1.64		\$	
Data Source		Insp. Pub. Rec., Agt.		MetroList #17074035 DOM 270		MetroList #18070005 DOM 359			
Date of Sale and		DESCRIPTION		Adjustment		DESCRIPTION		Adjustment	
Time Adjustment		N/A		09/04/2018		Active		-600	
Location		N;Res:		N;Res:		N;Res:			
Site/View		~7800 sf		9142 sf		12197 sf		-5,047	
Topography		Level		Level		Sloped		+10,000	
Access		Paved/Public		Paved/Public		Paved/Public			
Utilities		Utilities at street		Utilities at street		Utilities at street			
Pub Rec Doc#		N/A		6514		Listing			
Sales or Financing		N/A		Cash;0		None;0			
Concessions		N/A		OLP \$54,000		OLP \$25,000			
Net Adj.(Total)				X Plus Minus \$ 0		X Plus Minus \$ 4,353		X Plus Minus \$ 0	
Indicated Value of Subject		Net=0% Gross=0%		\$ 33,000		Net=22% Gross=78%		\$ 24,353	
Comments on Market Data SUBJECT PARCEL COMMENTS: Adjustments for differences between subject and comparables is based on market survey/analysis and represents market value reaction to amenities/differences, which does not necessarily represent cost. Subject site has no utilities on site (all assumed available at the street). Note that photos of the subject property are based on the appraiser's best efforts to determine property lines and lines of site on subject parcel.									
MARKET DATA COMMENTS (CONTINUED FROM PAGE 1:)The initial search of the local publicly transacted land parcel market, for any and all improved or unimproved residential use land parcels on less than 0.50 acres in size was conducted county wide. But after further consideration, it was concluded that the MOST similar parcels were those which lie within the incorporated cities/towns of Ione, Jackson, Sutter Creek, Amador City, Drytown, and Plymouth (out of city limits parcels tend to be larger, and up country areas were considered not the same market segment as Ione). After filtering those results, there were only 7 closed sales in the prior 24 months from the date of value ranging in price from \$8,500- \$115,000 and with a median price of \$33,000. There was only 1 active listing (2 adjacent but independently improvable parcels in Jackson, listed for \$69,000 for both) and 1 pending sale (included in this report as Comp #5). Range of days on market (DOM) times was 1- 1548 days, with a median DOM time of 270 days (~9 months). The MOST similar and/or recently sold properties to the subject were included in this report and relied upon to form a reasonable and supported opinion of value.									
NEIGHBORHOOD VALUES AND TRENDS									
All closed sales used in this report sold within the prior ~14 months from the date of value, and did not warrant adjustments for age of sale. Local MLS system data and DataQuick both report that for this area of rural/small town Amador county communities, SFR property prices in general have slightly increased steadily in the local area over the past several years, but still have median values which can fluctuate up and down from month to month. There is no meaningful data (due primarily to low sales volumes and a wide variety of property types, locations, and sizes) specifically on bare or improved land parcels (limited sales volumes make data analysis and any trending conclusions statistically unreliable).									
Land sales are limited in the current market, as most private buyers who would be potentially looking to build can still find a variety of choices for already constructed properties (which, even if representing a complete rebuild, offers and already improved parcel with utilities in place, though the subject's appeal is that is similar in having utilities at the street). The spec builder market remains slow (but not absent) in the current real estate climate, leaving very few actual potential buyers in the bare land market segment (hence, oversupply, which has been the case for the past several years). New construction for sale in the area is severely curtailed as compared to 8- 10 years ago (significantly slowed, but not absent), primarily due to the number of low priced offerings of already improved properties, though custom construction for existing land owners continues, and has even increased in the past year. Average DOM times for bare land sales are averaging 3+ months, but many land parcels have been listed multiple times, so CDOM times average well over a year in some cases, which represents a significant oversupply.									
COMMENTS ON LOCATIONAL DIFFERENCES BETWEEN SUBJECT AND SOME COMPARABLES									
The appraiser is aware that many real estate agents and property owners have opinions about potential value differentials between being located in Sutter Creek vs Jackson vs Ione, but for an appraiser to make a locational adjustment, there has to be tangible, measurable data in sufficient quantity so as to make any adjustments both defensible and explainable. While the appraiser is aware that these opinions regarding differentials in value, market appeal, and demand exist, there is no data that the appraiser can find or calculate so support such adjustments, so none were made (noting that both the high and low adjusted value closed sales comps were both in Ione supports this contention).									

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. Clarification of Scope of Work- this assignment is specifically to appraise the subject property, as stated in the Scope of Work statement at the top of this page. The scope of this assignment does not extend beyond what is stated in this report, and concludes with the delivery of the completed report to the client, with allowance for any need for revision based on factual errors, typos, or other errata. Any additional, subsequent, or follow on work (such as, but not limited to, deposition, testimony, travel time, wait time, consultation, re-evaluation) is NOT covered by this assignment Scope of Work, and would require a subsequent assignment with its own scope of work and fee structure, agreed to by both parties in advance of any additional or subsequent work being initiated or completed by the appraiser. Further, completion of this assignment is not an assurance that this appraiser is willing or able to accept any follow on work regarding this property.

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


1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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

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

APPRAISER

Signature 
 Name John D. (Jack) Ashworth
 Company Name Ashworth Appraisal Services
 Company Address P.O. Box 397
Sutter Creek, CA 95685-0397
 Telephone Number 209 296-3885
 Email Address jack@realestatevalue.com
 Date of Signature and Report 11/27/2019
 Effective Date of Appraisal 11/14/2019
 State Certification # AR032250
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 10/28/2019

ADDRESS OF PROPERTY APPRAISED

xxx Sutter Ln
lone, CA 95640

APPRAISED VALUE OF SUBJECT PROPERTY \$ 35,000

CLIENT

Name _____
 Company Name John Hanken, City Manager, City of lone
 Company Address 1 E Main St
lone, CA 95640
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Ashworth Appraisal Services
COMMENT ADDENDUM

File No. 19506

Borrower

Property Address xxx Sutter Ln

City Ione County Amador State CA Zip Code 95640

Lender/Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640

GEOGRAPHIC COMPETENCE

The appraiser avows expertise in the local market area of the subject. The appraiser has full and ongoing access to public records and MLS data for the area, as well as many years of experience appraising a wide variety of property types in the subject's neighborhood, community, and county.

PURPOSE OF THE REPORT / SCOPE OF THE APPRAISAL

The purpose of the report is to present reasonable support for an opinion of the current probable fee simple interest as of the date of the appraisal. This report is intended to be used to provide an opinion of likely current market value only, and is invalid for any other purpose. This appraisal is warranted to the named intended user and for this intended use only. It is not valid for use by any other user or for any other purpose.

The reader should be advised that appraisals are the result of an inexact science and that estimated market value is dependent upon conditions and perceptions of market value that are likely to change over time. This valuation represents an opinion estimate only and is not intended to be a guarantee or assurance of resale value.

This document is a Summary Written Appraisal Report under Standards Rule 2-2 (A) of a Complete Appraisal performed under USPAP Standard 1. The appraiser has the knowledge and ability to properly complete the appraisal report; this report is in compliance with the Competency Provision of USPAP.

The extent of data collection involved researching market data for closed sales, pending sales, and listings of similar properties through tax assessor's records and through local Multiple Listing Services and brokers familiar through the area in order to develop a Market approach value indication. The Income Approach to Value and the Cost Approach to Value are not applicable or appropriate in the valuation of unimproved land.

HAZARDOUS MATERIAL

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be on the subject property, was not observed by this appraiser. However, this appraiser is not qualified to detect such substances. The presence of potentially hazardous materials may have an effect on the marketability of the subject property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover said hazardous materials. The client is urged to retain the services of a qualified professional in this field if there is any indication or concern of possible hazardous material by any of the parties or professionals involved in this transaction.

CERTIFICATION

This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. The appraiser's analyses, opinions, and conclusions were developed, and this report prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser has the appropriate knowledge and experience necessary to complete this appraisal assignment competently. The appraiser has no interest, financial or otherwise, in the property that is the subject of this report or in the transaction that may be involved regarding this property.

ADDITIONAL CERTIFICATION

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

DEFINITION OF EXPOSURE TIME

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Borrower

Property Address xxx Sutter Ln

City Ione

County

Amador

State CA

Zip Code

95640

Lender/Client John Hanken, City Manager, City of Ione

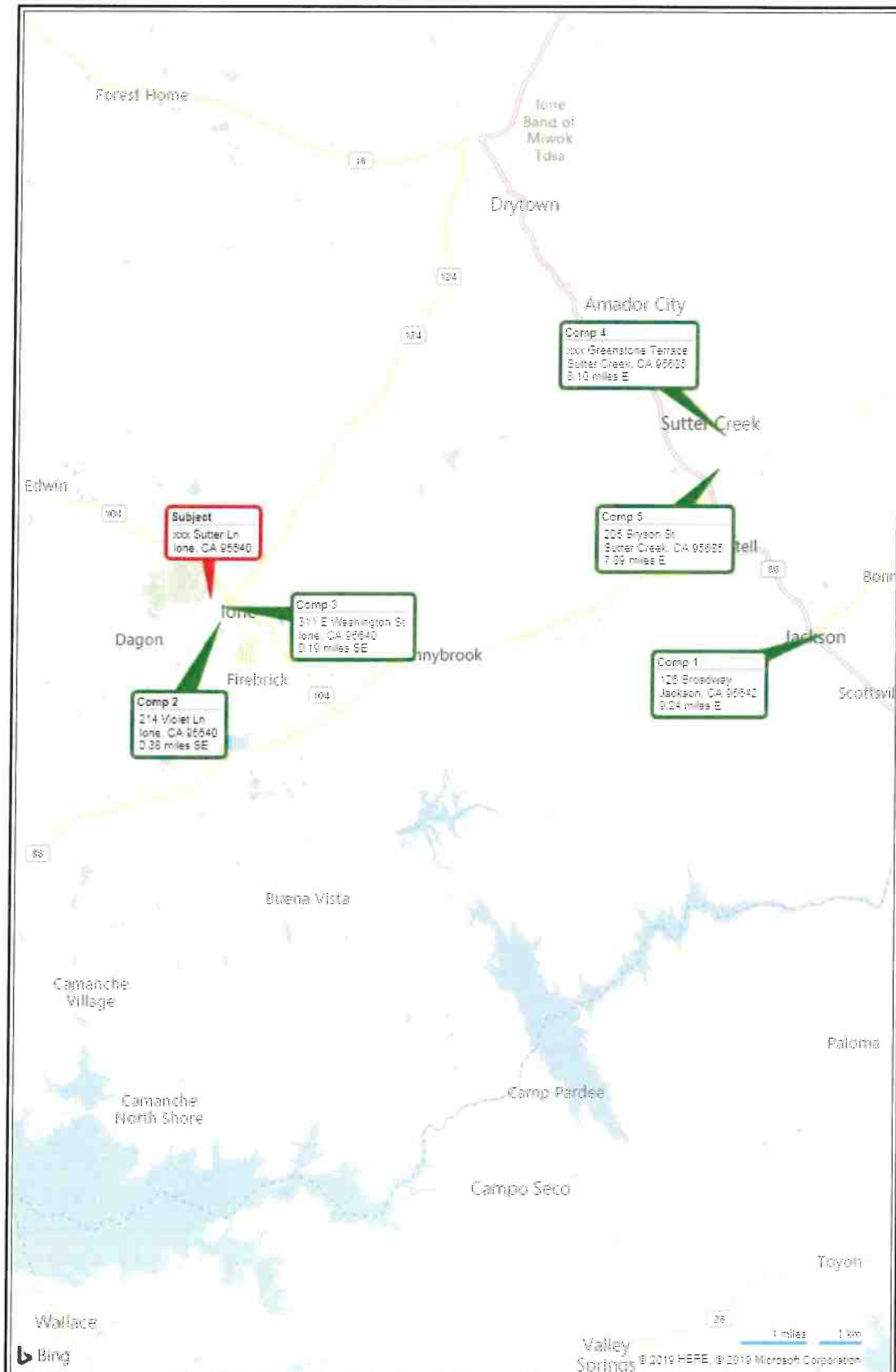
Address 1 E Main St, Ione, CA 95640



Ashworth Appraisal Services
LOCATION MAP ADDENDUM

File No. 19506

Borrower						
Property Address	xxx Sutter Ln					
City	Ione	County	Amador	State	CA	Zip Code 95640
Lender/Client	John Hanken, City Manager, City of Ione		Address 1 E Main St, Ione, CA 95640			



4-02

RANCHO ARROYO SECO

R. M. Bk. 6, Pg. 35 - Lincoln Hills
R. M. Bk. 5, Sub. Pg. 34 Castle View Estates

NOTE — Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Borrower

Property Address xxx Sutter Ln

City Ione

County

Amador

State CA

Zip Code

95640

Lender/Client John Hanken, City Manager, City of Ione

Address 1 E Main St, Ione, CA 95640



Ashworth Appraisal Services
SUBJECT PHOTO ADDENDUM

File No. 19506

Borrower						
Property Address xxx Sutter Ln						
City	Ione	County	Amador	State	CA	Zip Code 95640
Lender/Client John Hanken, City Manager, City of Ione			Address 1 E Main St, Ione, CA 95640			



**FRONT OF
SUBJECT PROPERTY**

xxx Sutter Ln
Ione, CA 95640



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower

Property Address xxx Sutter Ln

City Lone County Amador State CA Zip Code 95640

Lender/Client John Hanken, City Manager, City of Lone Address 1 E Main St, Lone, CA 95640



COMPARABLE SALE # 1

126 Broadway
Jackson, CA 95642



COMPARABLE SALE # 2

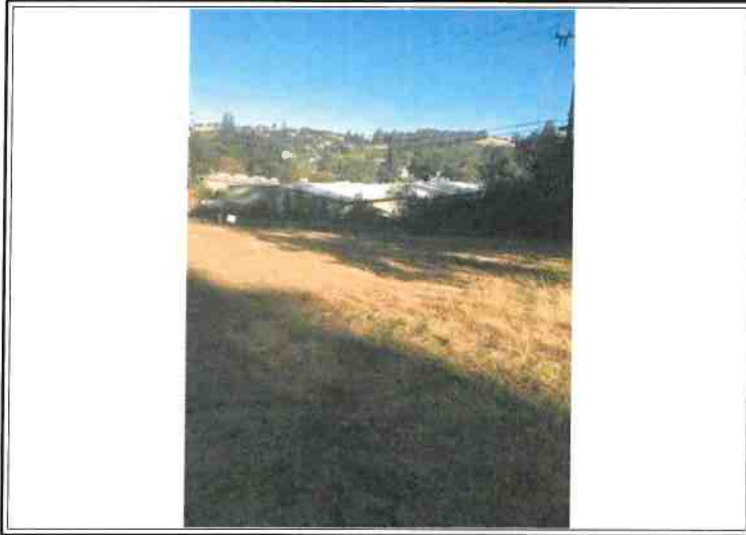
214 Violet Ln
Lone, CA 95640



COMPARABLE SALE # 3

311 E Washington St
Lone, CA 95640

Borrower						
Property Address	xxx Sutter Ln					
City	Ione	County	Amador	State	CA	Zip Code 95640
Lender/Client	John Hanken, City Manager, City of Ione		Address 1 E Main St, Ione, CA 95640			



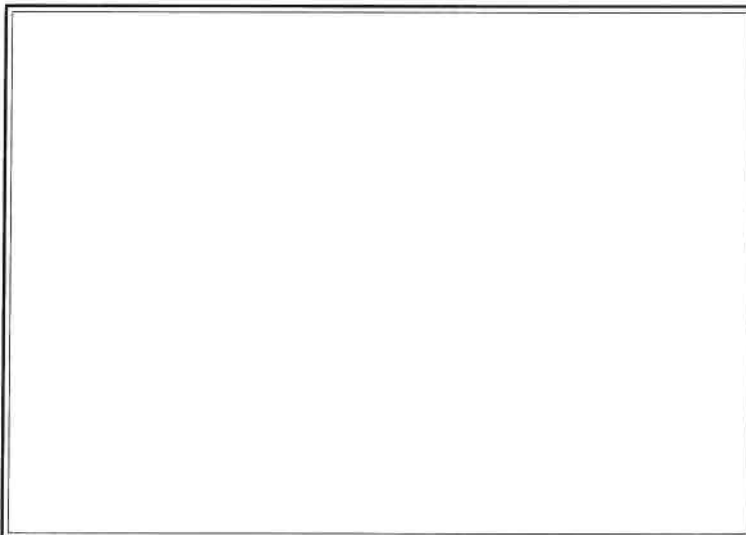
COMPARABLE SALE # 4

xxx Greenstone Terrace
Sutter Creek, CA 95685



COMPARABLE SALE # 5

205 Bryson St
Sutter Creek, CA 95685



COMPARABLE SALE # 6

Ashworth Appraisal Services
INTRODUCTORY COMMENTS

File No. 19507

Borrower

Property Address xxx Fairway Dr

City Ione County Amador State CA Zip Code 95640

Lender/Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640

There are two techniques utilized in standard appraisal practices which help with appraising properties with unresolved issues or in situations where it would otherwise be impossible to appraise a real property "as is". They are known as "extraordinary assumptions" and "hypothetical conditions".

Many assumptions are made in the course of any appraisal (an appraiser checks representative lighting, and assumes all other lighting works similarly; an appraiser flushes a toilet and the water goes down, and assumes there are no plumbing issues; the appraiser sees no water staining on the ceiling of a house for an appraisal done in July, and assumes the roof is water tight), but there are times when "extraordinary" assumptions are required (beyond the assumptions made in nearly every appraisal). These are typically more significant assumptions, and need to be specifically called out as such. They are things that are assumed to be true, but are unknowable (at least by the appraiser) at the time. BUT, if the assumption proved to be false, could have a significant impact on value. This could be something along the lines of a house being located adjacent to a former gas station, and the extraordinary assumption would be that there is no underground tank leakage or contamination; or when inspecting a house on slab foundation, and some small cracks are noted in the garage floor (typical), and the extraordinary assumption is made that there are no structural or foundation issues with the house.

A hypothetical condition is slightly different, in that it is something everyone can agree for a fact is false as of the time of the appraisal, but is being assumed to be true or to happen at some time in the future, with the appraisal (and appraised value) based on it being true (hypothetically) as of the date of value. The most common example of this is a pre-construction appraisal, where an appraiser is given a set of plans and a bare land parcel, and asked to appraise the property "as if the house was built and standing on the date of inspection". This is how typical pre construction appraisals are completed. Similarly, when a new house, under construction, is appraised, it is appraised with the hypothetical condition that it is complete, "subject to" completion, and valued as such. In both of these cases, the appraiser and all involved are aware that a condition is being assumed that is known for a fact to not yet be true, but must be assumed in order to complete the assignment.

In the case of this land appraisal, there are both extraordinary assumptions being made and hypothetical conditions being assumed for the sake of being able to arrive at an opinion of likely market value of the subject as identified by the client.

Extraordinary assumption(s)-

- Lot size as provided by client is accurate (+/-)
- All utilities are available at the street
- No hazardous materials on site

Hypothetical condition(s)-

- Subject is/will be zoned for single family residential use
- APN is/will be assigned

This appraisal, and the resulting opinion of value, is based on these assumptions & conditions. Should any prove to be false, they could have potentially a significant impact on the valuation determined in this report.

Note that an address entered as "xxx" Street Name is an appraisal norm for when a specific situs address has not yet been assigned, thus indicating the street location, but without a specific street address identifier.

LAND APPRAISAL REPORT

IDENTIFICATION	Owner <u>City of Ione</u> Census Tract <u>Unknown</u> Map Reference <u>Google Earth</u>																																																																																						
	Property Address <u>xxx Fairway Dr</u>																																																																																						
	City <u>Ione</u> County <u>Amador</u> State <u>CA</u> Zip Code <u>95640</u>																																																																																						
	Legal Description <u>None</u>																																																																																						
NEIGHBORHOOD	Sale Price \$ <u>N/A</u> Date of Sale <u>N/A</u> Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD																																																																																						
	Actual Real Estate Taxes \$ <u>Unknown</u> (yr) Loan Charges to be paid by seller \$ <u>None</u> Other Sales Concessions <u>None reported</u>																																																																																						
	Client <u>John Hanken, City Manager, City of Ione</u> Address <u>1 E Main St, Ione, CA 95640</u>																																																																																						
	Occupant <u>N/A</u> Appraiser <u>John D. (Jack) Ashworth</u> Instructions to Appraiser <u>estimate market value</u>																																																																																						
	Intended User <u>John Hanken, City Manager, City of Ione</u> Intended Use <u>Estimate Hypothetical Opinion of Market Value, given stated assumptions</u>																																																																																						
	<div style="display: flex; justify-content: space-between;"> <div> Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input type="checkbox"/> Fully Dev. <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos. Present Land Use <u>80 %1 Family</u> <u>1 %2-4 Family</u> <u>1 % Apts</u> <u>% Condo</u> <u>8 % Commercial</u> <u>%Industrial</u> <u>10 % Vacant</u> <u>%</u> Change In Present Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely(*) <input type="checkbox"/> Taking Place (*) (*) From <u>Vacant</u> To <u>SFR</u> Predominate Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>% Vacant</u> Single Family Price Range \$ <u> </u> to \$ <u> </u> Predominant Value \$ <u> </u> Single Family Age <u> </u> yrs to <u> </u> yrs. Predominant Age <u> </u> yrs </div> <div> Employment Stability Convenience to Employment Convenience to Shopping Convenience to Schools Adequacy of Public Transportation Recreational Facilities Adequacy of Utilities Property of Compatibility Protection from Detrimental Conditions Police and Fire Protection General Appearance of Properties Appeal to Market </div> <div style="text-align: center;"> <table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th>Good Avg.</th> <th>Fair</th> <th>Poor</th> </tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table> </div> </div>		Good Avg.	Fair	Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																				
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <u>Immediate area is generally built out, or in progress of being built out, so subject is one of few available for development. Parks, schools and basic shopping, service, and support services are available in the community of Ione, or other nearby small communities, with much more available within a ~45 minute drive west towards the greater Stockton metro area.</u>																																																																																							
SITE	Dimensions <u>Estimate provided by client</u> = <u>~7000 sf</u> <input type="checkbox"/> Corner Lot																																																																																						
	Zoning Classification <u>None</u> Present Improvements <input type="checkbox"/> do <input checked="" type="checkbox"/> do not conform to zoning regulations																																																																																						
	Highest and best use <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>SFR built to current code and with permits</u>																																																																																						
	<div style="display: flex;"> <div style="flex: 1;"> Public <input checked="" type="checkbox"/> Other (Describe) <u> </u> Elec. <input checked="" type="checkbox"/> At street Gas <input checked="" type="checkbox"/> At street Water <input checked="" type="checkbox"/> At street San. Sewer <input checked="" type="checkbox"/> At street <input type="checkbox"/> Underground Elect. & Tel. </div> <div style="flex: 1; border: 1px solid black; padding: 2px;"> OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <u>Asphalt</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights </div> <div style="flex: 1;"> Topo <u>Mostly level</u> Size <u>Average</u> Shape <u>Near Rectangular</u> View <u>Residential</u> Drainage <u>Appears adequate</u> </div> </div>																																																																																						
	Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes																																																																																						
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): <u>No noted potential adverse conditions.</u>																																																																																						
	Adjacent to public park on north side.																																																																																						
	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																						
	For the Market Data Analysis <input checked="" type="checkbox"/> See grid below <input type="checkbox"/> See narrative attachment																																																																																						
	MARKET DATA ANALYSIS	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO.1</th> <th>COMPARABLE NO.2</th> <th>COMPARABLE NO.3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td>xxx Fairway Dr Ione, CA 95640</td> <td>126 Broadway Jackson, CA 95642</td> <td>214 Violet Ln Ione, CA 95640</td> <td>311 E Washington St Ione, CA 95640</td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td>9.53 miles E</td> <td>0.49 miles E</td> <td>0.44 miles E</td> </tr> <tr> <td>Sales Price</td> <td>\$ N/A</td> <td>\$ 40,000</td> <td>\$ 59,000</td> <td>\$ 22,000</td> </tr> <tr> <td>Price / /sf</td> <td>\$ 0</td> <td>\$ 3.40</td> <td>\$ 3.98</td> <td>\$ 2.66</td> </tr> <tr> <td>Data Source</td> <td>Insp. Pub. Rec., Agt.</td> <td>MetroList #19048475;DOM 284</td> <td>MetroList #19011741;DOM 1</td> <td>MetroList #18018324;DOM 297</td> </tr> <tr> <td>Date of Sale and Time Adjustment</td> <td>DESCRIPTION</td> <td>DESCRIPTION Adjustment</td> <td>DESCRIPTION Adjustment</td> <td>DESCRIPTION Adjustment</td> </tr> <tr> <td>Location</td> <td>N;Res;</td> <td>N;Res;</td> <td>N;Res;</td> <td>N;Res;</td> </tr> <tr> <td>Site/View</td> <td>~7000 sf</td> <td>11761 sf</td> <td>14810 sf</td> <td>8276 sf</td> </tr> <tr> <td>Topography</td> <td>Level</td> <td>Level</td> <td>Level</td> <td>Sloped</td> </tr> <tr> <td>Access</td> <td>Paved/Public</td> <td>Paved/Public</td> <td>Paved/Public</td> <td>Paved/Public</td> </tr> <tr> <td>Utilities</td> <td>Utilities at street</td> <td>Utilities at street</td> <td>Utilities at street</td> <td>Utilities at street</td> </tr> <tr> <td>Pub Rec Doc#</td> <td>N/A</td> <td>6216</td> <td>2082</td> <td>0798</td> </tr> <tr> <td>Sales or Financing</td> <td>N/A</td> <td>Cash;0</td> <td>Cash;0</td> <td>Cash;0</td> </tr> <tr> <td>Concessions</td> <td>N/A</td> <td>OLP \$60,000</td> <td>OLP \$65,000</td> <td>OLP \$25,000</td> </tr> <tr> <td>Net Adj.(Total)</td> <td></td> <td>Plus X Minus \$ -5,465</td> <td>Plus X Minus \$ -8,965</td> <td>Plus X Minus \$ 10,000</td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>Net=-14% Gross=14% \$ 34,535</td> <td>Net=-15% Gross=15% \$ 50,035</td> <td>Net=45% Gross=45% \$ 32,000</td> </tr> </tbody> </table>			SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3	Address	xxx Fairway Dr Ione, CA 95640	126 Broadway Jackson, CA 95642	214 Violet Ln Ione, CA 95640	311 E Washington St Ione, CA 95640	Proximity to Subject		9.53 miles E	0.49 miles E	0.44 miles E	Sales Price	\$ N/A	\$ 40,000	\$ 59,000	\$ 22,000	Price / /sf	\$ 0	\$ 3.40	\$ 3.98	\$ 2.66	Data Source	Insp. Pub. Rec., Agt.	MetroList #19048475;DOM 284	MetroList #19011741;DOM 1	MetroList #18018324;DOM 297	Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION Adjustment	DESCRIPTION Adjustment	DESCRIPTION Adjustment	Location	N;Res;	N;Res;	N;Res;	N;Res;	Site/View	~7000 sf	11761 sf	14810 sf	8276 sf	Topography	Level	Level	Level	Sloped	Access	Paved/Public	Paved/Public	Paved/Public	Paved/Public	Utilities	Utilities at street	Utilities at street	Utilities at street	Utilities at street	Pub Rec Doc#	N/A	6216	2082	0798	Sales or Financing	N/A	Cash;0	Cash;0	Cash;0	Concessions	N/A	OLP \$60,000	OLP \$65,000	OLP \$25,000	Net Adj.(Total)		Plus X Minus \$ -5,465	Plus X Minus \$ -8,965	Plus X Minus \$ 10,000	Indicated Value of Subject		Net=-14% Gross=14% \$ 34,535	Net=-15% Gross=15% \$ 50,035
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Pub Rec Doc#		N/A	6216	2082	0798																																																																																		
Sales or Financing		N/A	Cash;0	Cash;0	Cash;0																																																																																		
Concessions	N/A	OLP \$60,000	OLP \$65,000	OLP \$25,000																																																																																			
Net Adj.(Total)		Plus X Minus \$ -5,465	Plus X Minus \$ -8,965	Plus X Minus \$ 10,000																																																																																			
Indicated Value of Subject		Net=-14% Gross=14% \$ 34,535	Net=-15% Gross=15% \$ 50,035	Net=45% Gross=45% \$ 32,000																																																																																			
Comments on Market Data <u>The 4 closed sales and 1 active listing used in this report are the best available blend of properties with characteristics that bracket and/or represent the subject key attributes of size, terrain, amenities, and location. The subject has no utilities in place (all are assumed to be available at the street at a minimum). The 4 closed sales used in this report represent the MOST similar closed sales comparables found within the search parameters used within the prior 2 years of the date of value. There were no more similar or proximate recent publicly transacted sales of residential use land parcels within the search criteria used.</u>																																																																																							
Continued on next page...																																																																																							
Comments and Conditions of Appraisal: <u>There are no special conditions to this appraisal, other than as noted in the introductory page.</u>																																																																																							
RECONCILIATION	Final Reconciliation: <u>All 4 closed sale comparables are given roughly equal consideration, as they represent a good blend of comparability to the subject, in terms of location, view, size, and utility availability.</u>																																																																																						
	ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>11/14/2019</u> to be \$ <u>35,000</u>																																																																																						

Owner City of Ione
Property Address xxx Fairway Dr
City Ione County Amador State CA Zip Code 95640
Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS

	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	xxx Fairway Dr Ione, CA 95640	xxx Greenstone Terrace Sutter Creek, CA 95685	205 Bryson St Sutter Creek, CA 95685	
Proximity to Subject		8.42 miles E	8.21 miles E	
Sales Price	\$ N/A	\$ 33,000	\$ 20,000	\$
Price /sf	\$ 0	\$ 3.61	\$ 1.64	\$
Data Source	Insp, Pub. Rec., Agt.	MetroList #17074035;DOM 270	MetroList #18070005;DOM 359	
Date of Sale and	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Time Adjustment	N/A	09/04/2018	Active	-600
Location	N:Res:	N:Res:	N:Res:	
Site/View	~7000 sf	9142 sf	12197 sf	-5,965
Topography	Level	Level	Sloped	+10,000
Access	Paved/Public	Paved/Public	Paved/Public	
Utilities	Utilities at street	Utilities at street	Utilities at street	
Pub Rec Doc#	N/A	6514	Listing	
Sales or Financing	N/A	Cash;0	None;0	
Concessions	N/A	OLP \$54,000	OLP \$25,000	
Net Adj.(Total)		X Plus Minus \$ 0	X Plus Minus \$ 3,435	X Plus Minus \$ 0
Indicated Value of Subject		Net=0% Gross=0% \$ 33,000	Net=17% Gross=83% \$ 23,435	Net=0% Gross=0% \$ 0

Comments on Market Data SUBJECT PARCEL COMMENTS: Adjustments for differences between subject and comparables is based on market survey/analysis and represents market value reaction to amenities/differences, which does not necessarily represent cost. Subject site has no utilities on site (all assumed available at the street). Note that photos of the subject property are based on the appraiser's best efforts to determine property lines and lines of site on subject parcel.

MARKET DATA COMMENTS (CONTINUED FROM PAGE 1:)The initial search of the local publicly transacted land parcel market, for any and all improved or unimproved residential use land parcels on less than 0.50 acres in size was conducted county wide. But after further consideration, it was concluded that the MOST similar parcels were those which lie within the incorporated cities/towns of Ione, Jackson, Sutter Creek, Amador City, Drytown, and Plymouth (out of city limits parcels tend to be larger, and up country areas were considered not the same market segment as Ione). After filtering those results, there were only 7 closed sales in the prior 24 months from the date of value ranging in price from \$8,500- \$115,000 and with a median price of \$33,000. There was only 1 active listing (2 adjacent but independently improvable parcels in Jackson, listed for \$69,000 for both) and 1 pending sale (included in this report as Comp #5). Range of days on market (DOM) times was 1- 1548 days, with a median DOM time of 270 days (~9 months). The MOST similar and/or recently sold properties to the subject were included in this report and relied upon to form a reasonable and supported opinion of value.

NEIGHBORHOOD VALUES AND TRENDS

All closed sales used in this report sold within the prior ~14 months from the date of value, and did not warrant adjustments for age of sale. Local MLS system data and DataQuick both report that for this area of rural/small town Amador county communities, SFR property prices in general have slightly increased steadily in the local area over the past several years, but still have median values which can fluctuate up and down from month to month. There is no meaningful data (due primarily to low sales volumes and a wide variety of property types, locations, and sizes) specifically on bare or improved land parcels (limited sales volumes make data analysis and any trending conclusions statistically unreliable).

Land sales are limited in the current market, as most private buyers who would be potentially looking to build can still find a variety of choices for already constructed properties (which, even if representing a complete rebuild, offers and already improved parcel with utilities in place, though the subject's appeal is that is similar in having utilities at the street). The spec builder market remains slow (but not absent) in the current real estate climate, leaving very few actual potential buyers in the bare land market segment (hence, oversupply, which has been the case for the past several years). New construction for sale in the area is severely curtailed as compared to 8- 10 years ago (significantly slowed, but not absent), primarily due to the number of low priced offerings of already improved properties, though custom construction for existing land owners continues, and has even increased in the past year. Average DOM times for bare land sales are averaging 3+ months, but many land parcels have been listed multiple times, so CDOM times average well over a year in some cases, which represents a significant oversupply.

COMMENTS ON LOCATIONAL DIFFERENCES BETWEEN SUBJECT AND SOME COMPARABLES

The appraiser is aware that many real estate agents and property owners have opinions about potential value differentials between being located in Sutter Creek vs Jackson vs Ione, but for an appraiser to make a locational adjustment, there has to be tangible, measurable data in sufficient quantity so as to make any adjustments both defensible and explainable. While the appraiser is aware that these opinions regarding differentials in value, market appeal, and demand exist, there is no data that the appraiser can find or calculate so support such adjustments, so none were made (noting that both the high and low adjusted value closed sales comps were both in Ione supports this contention).

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. Clarification of Scope of Work- this assignment is specifically to appraise the subject property, as stated in the Scope of Work statement at the top of this page. The scope of this assignment does not extend beyond what is stated in this report, and concludes with the delivery of the completed report to the client, with allowance for any need for revision based on factual errors, typos, or other errata. Any additional, subsequent, or follow on work (such as, but not limited to, deposition, testimony, travel time, wait time, consultation, re-evaluation) is NOT covered by this assignment Scope of Work, and would require a subsequent assignment with its own scope of work and fee structure, agreed to by both parties in advance of any additional or subsequent work being initiated or completed by the appraiser. Further, completion of this assignment is not an assurance that this appraiser is willing or able to accept any follow on work regarding this property.

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


1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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

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

APPRAISER

Signature 
 Name John D. (Jack) Ashworth
 Company Name Ashworth Appraisal Services
 Company Address P.O. Box 397
Sutter Creek, CA 95685-0397
 Telephone Number 209 296-3885
 Email Address jack@realestatevalue.com
 Date of Signature and Report 12/12/2019
 Effective Date of Appraisal 11/14/2019
 State Certification # AR032250
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 10/28/2019

ADDRESS OF PROPERTY APPRAISED

xxx Fairway Dr
lone, CA 95640

APPRAISED VALUE OF SUBJECT PROPERTY \$ 35,000

CLIENT

Name _____
 Company Name John Hanken, City Manager, City of Lone
 Company Address 1 E Main St
lone, CA 95640
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Ashworth Appraisal Services
COMMENT ADDENDUM

File No. 19507

Borrower

Property Address xxx Fairway Dr

City Ione County Amador State CA Zip Code 95640

Lender/Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640

GEOGRAPHIC COMPETENCE

The appraiser avows expertise in the local market area of the subject. The appraiser has full and ongoing access to public records and MLS data for the area, as well as many years of experience appraising a wide variety of property types in the subject's neighborhood, community, and county.

PURPOSE OF THE REPORT / SCOPE OF THE APPRAISAL

The purpose of the report is to present reasonable support for an opinion of the current probable fee simple interest as of the date of the appraisal. This report is intended to be used to provide an opinion of likely current market value only, and is invalid for any other purpose. This appraisal is warranted to the named intended user and for this intended use only. It is not valid for use by any other user or for any other purpose.

The reader should be advised that appraisals are the result of an inexact science and that estimated market value is dependent upon conditions and perceptions of market value that are likely to change over time. This valuation represents an opinion estimate only and is not intended to be a guarantee or assurance of resale value.

This document is a Summary Written Appraisal Report under Standards Rule 2-2 (A) of a Complete Appraisal performed under USPAP Standard 1. The appraiser has the knowledge and ability to properly complete the appraisal report; this report is in compliance with the Competency Provision of USPAP.

The extent of data collection involved researching market data for closed sales, pending sales, and listings of similar properties through tax assessor's records and through local Multiple Listing Services and brokers familiar through the area in order to develop a Market approach value indication. The Income Approach to Value and the Cost Approach to Value are not applicable or appropriate in the valuation of unimproved land.

HAZARDOUS MATERIAL

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be on the subject property, was not observed by this appraiser. However, this appraiser is not qualified to detect such substances. The presence of potentially hazardous materials may have an effect on the marketability of the subject property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover said hazardous materials. The client is urged to retain the services of a qualified professional in this field if there is any indication or concern of possible hazardous material by any of the parties or professionals involved in this transaction.

CERTIFICATION

This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. The appraiser's analyses, opinions, and conclusions were developed, and this report prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser has the appropriate knowledge and experience necessary to complete this appraisal assignment competently. The appraiser has no interest, financial or otherwise, in the property that is the subject of this report or in the transaction that may be involved regarding this property.

ADDITIONAL CERTIFICATION

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

DEFINITION OF EXPOSURE TIME

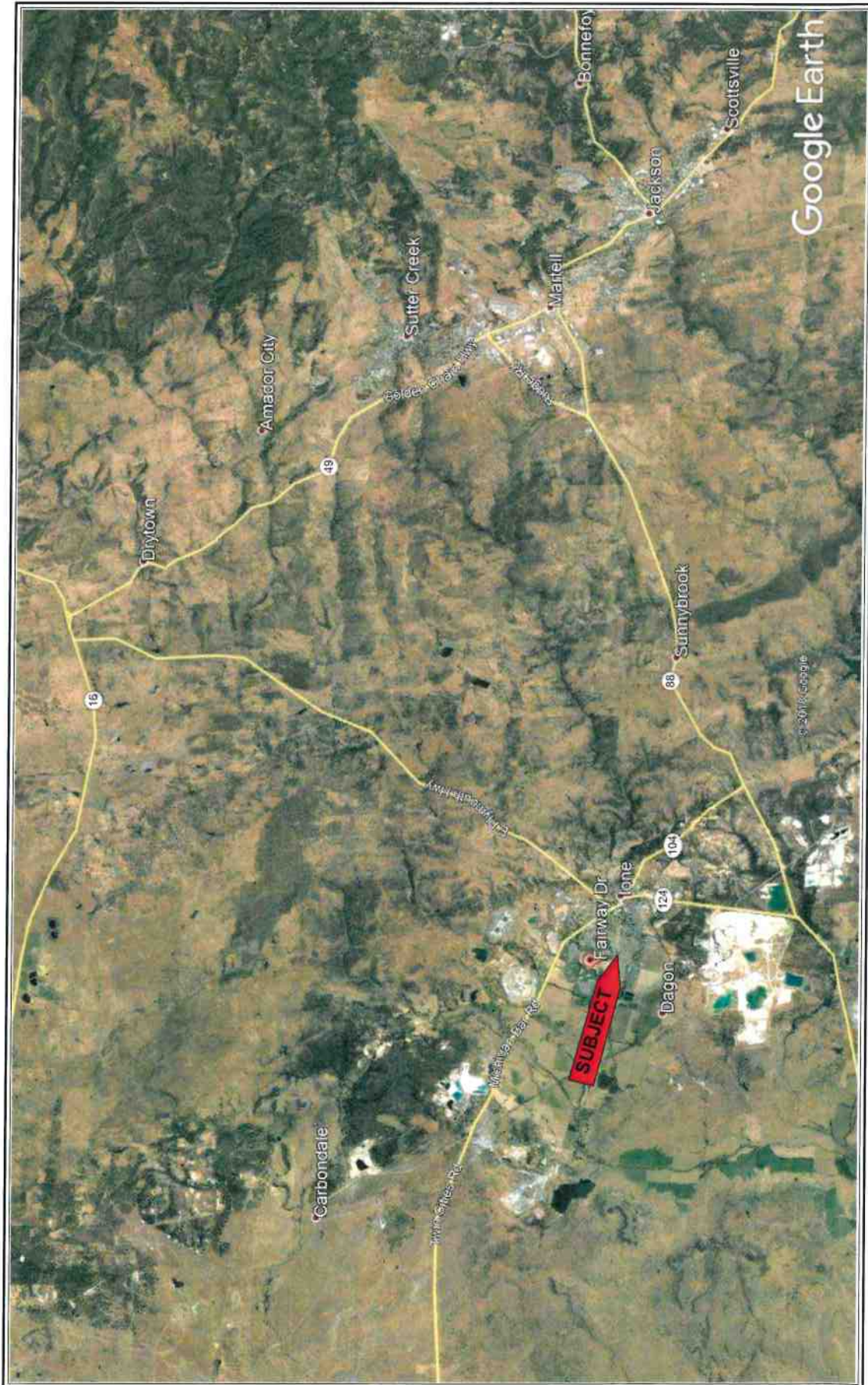
The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Borrower

Property Address xxx Fairway Dr

City	lone	County	Amador	State	CA	Zip Code	95640
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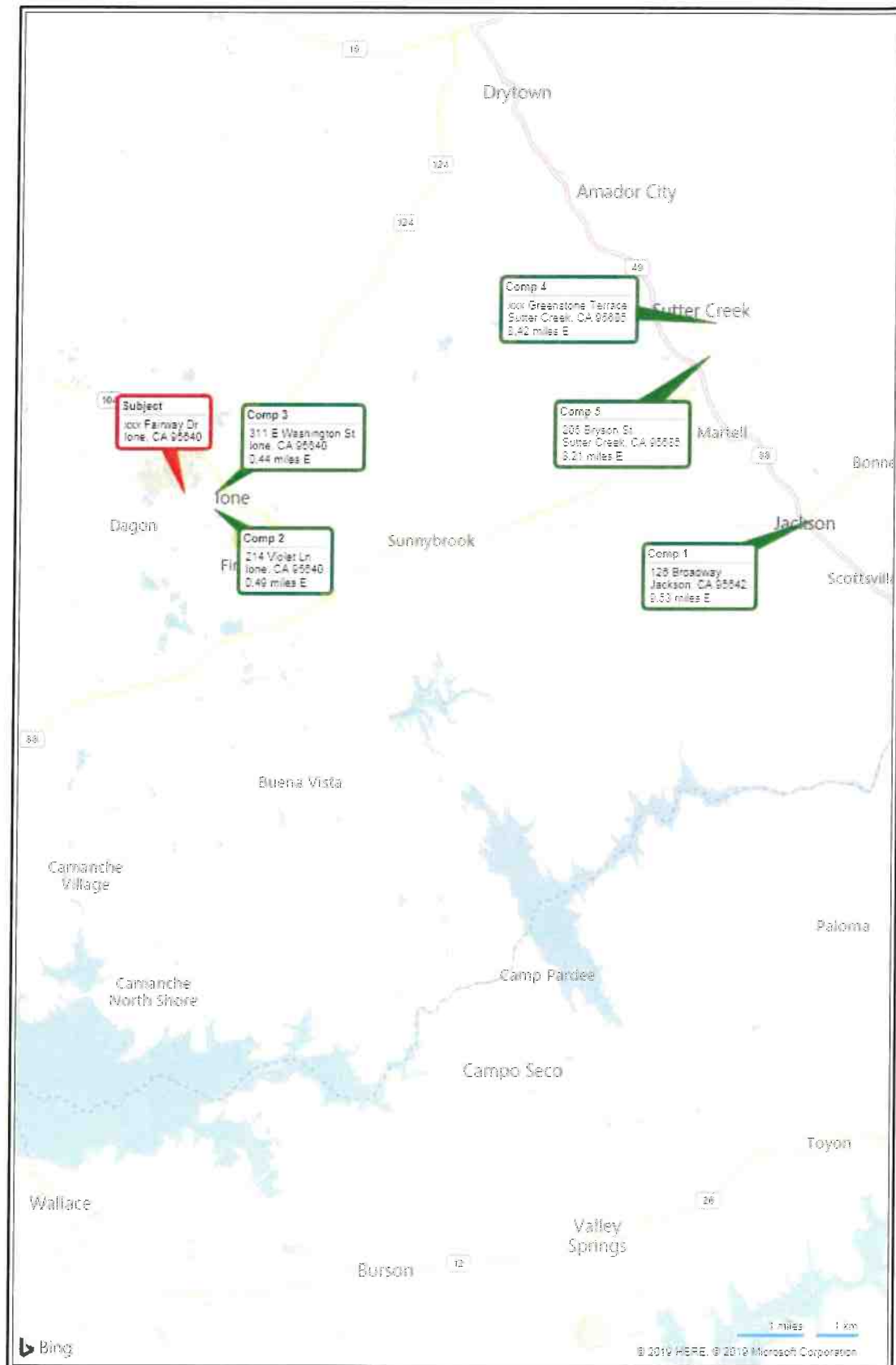
Lender/Client	John Hanken, City Manager, City of lone	Address	1 E Main St, lone, CA 95640
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Ashworth Appraisal Services
LOCATION MAP ADDENDUM

File No. 19507

Borrower					
Property Address	xxx Fairway Dr				
City	Ione	County	Amador	State	CA
				Zip Code	95640
Lender/Client	John Hanken, City Manager, City of Ione		Address	1 E Main St, Ione, CA 95640	



Borrower _____
 Property Address xxx Fairway Dr
 City Ione County Amador State CA Zip Code 95640
 Lender/Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640

POR. RANCHO ARROYO SECO

05-33



- 1- R.M.Bk. 31, Pg. 24
- 2- R.M.Bk. 6, Sub. Pg. 32 Egebrook Estates #1
- 3- R.M.Bk. 6, Sub. Pg. 59 Egebrook Estates #2
- 4- R.M.Bk. 6, Sub. Pg. 96 Egebrook Estates #3
- 5- R.M.Bk. 7, Sub. Pg. 31 Egebrook Estates #4
- 6- R.M.Bk. 7, Sub. Pg. 56 Egebrook Estates #6
- 7- R.M.Bk. 54, Pg. 55 (03/13/2002)
- 8- R.M.Bk. 54, Pg. 68 (06/16/2002)
- 9- R.M.Bk. 54, Pg. 81 (06/24/2002)
- 10- R.M.Bk. 55, Pg. 32 (01/29/2003)
- 11- R.M.Bk. 7, Sub. Pg. 82 (01/29/2003)
- 12- R.M.Bk. 66, Pg. 79 (11/09/2004)

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.
 Assessor's Map Bk. 05, Pg. 33
 County of Amador, Calif.

Map changes become effective with the 2006-2007 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property boundaries shown on this map are correct and that the liability is assumed for the accuracy of the data delineated herein.

Borrower

Property Address xxx Fairway Dr

City Ione

County

Amador

State CA

Zip Code

95640

Lender/Client John Hanken, City Manager, City of Ione

Address 1 E Main St, Ione, CA 95640



Ashworth Appraisal Services
SUBJECT PHOTO ADDENDUM

File No. 19507

Borrower

Property Address xxx Fairway Dr

City Ione County Amador State CA Zip Code 95640

Lender/Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640



**FRONT OF
SUBJECT PROPERTY**

xxx Fairway Dr
Ione, CA 95640



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower						
Property Address xxx Fairway Dr						
City	Ione	County	Amador	State	CA	Zip Code 95640
Lender/Client John Hanken, City Manager, City of Ione			Address 1 E Main St, Ione, CA 95640			



COMPARABLE SALE # 1

126 Broadway
Jackson, CA 95642



COMPARABLE SALE # 2

214 Violet Ln
Ione, CA 95640



COMPARABLE SALE # 3

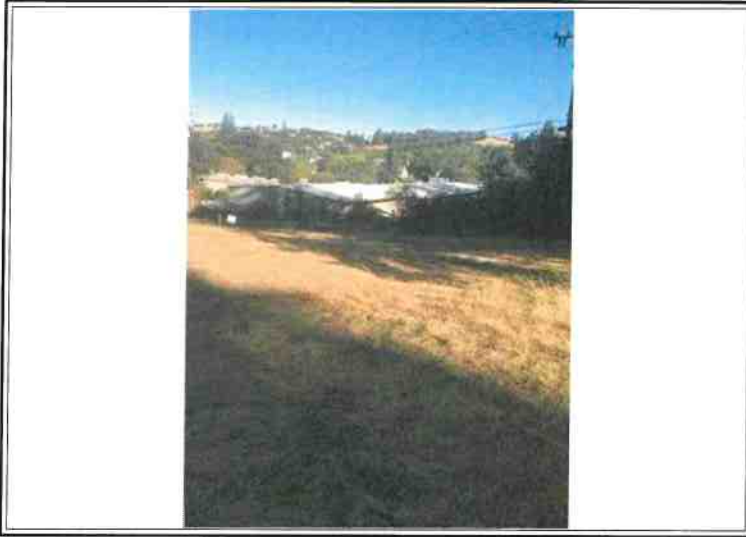
311 E Washington St
Ione, CA 95640

Borrower

Property Address xxx Fairway Dr

City Ione County Amador State CA Zip Code 95640

Lender/Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640



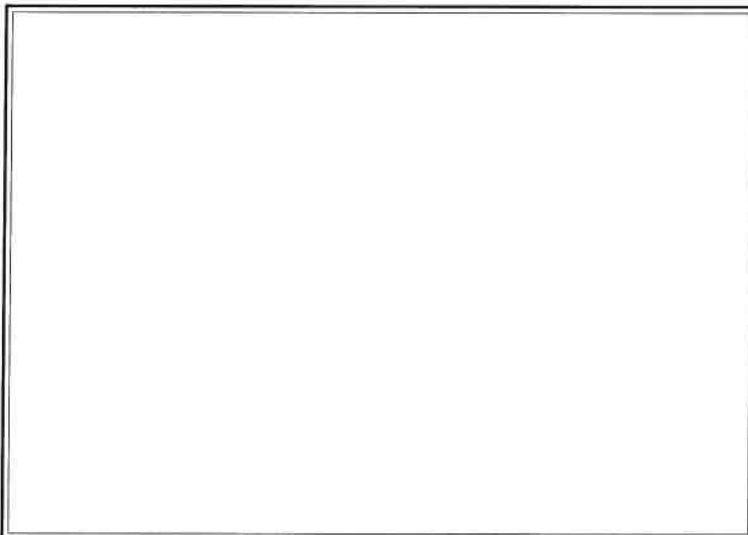
COMPARABLE SALE # 4

xxx Greenstone Terrace
Sutter Creek, CA 95685



COMPARABLE SALE # 5

205 Bryson St
Sutter Creek, CA 95685



COMPARABLE SALE # 6

Ashworth Appraisal Services
INTRODUCTORY COMMENTS

File No. 19508

Borrower

Property Address xxx Shakeley Ln

City Lone County Amador State CA Zip Code 95640

Lender/Client John Hanken, City Manager, City of Lone Address 1 E Main St, Lone, CA 95640

There are two techniques utilized in standard appraisal practices which help with appraising properties with unresolved issues or in situations where it would otherwise be impossible to appraise a real property "as is". They are known as "extraordinary assumptions" and "hypothetical conditions".

Many assumptions are made in the course of any appraisal (an appraiser checks representative lighting, and assumes all other lighting works similarly; an appraiser flushes a toilet and the water goes down, and assumes there are no plumbing issues; the appraiser sees no water staining on the ceiling of a house for an appraisal done in July, and assumes the roof is water tight), but there are times when "extraordinary" assumptions are required (beyond the assumptions made in nearly every appraisal). These are typically more significant assumptions, and need to be specifically called out as such. They are things that are assumed to be true, but are unknowable (at least by the appraiser) at the time. BUT, if the assumption proved to be false, could have a significant impact on value. This could be something along the lines of a house being located adjacent to a former gas station, and the extraordinary assumption would be that there is no underground tank leakage or contamination; or when inspecting a house on slab foundation, and some small cracks are noted in the garage floor (typical), and the extraordinary assumption is made that there are no structural or foundation issues with the house.

A hypothetical condition is slightly different, in that it is something everyone can agree for a fact is false as of the time of the appraisal, but is being assumed to be true or to happen at some time in the future, with the appraisal (and appraised value) based on it being true (hypothetically) as of the date of value. The most common example of this is a pre-construction appraisal, where an appraiser is given a set of plans and a bare land parcel, and asked to appraise the property "as if the house was built and standing on the date of inspection". This is how typical pre construction appraisals are completed. Similarly, when a new house, under construction, is appraised, it is appraised with the hypothetical condition that it is complete, "subject to" completion, and valued as such. In both of these cases, the appraiser and all involved are aware that a condition is being assumed that is known for a fact to not yet be true, but must be assumed in order to complete the assignment.

In the case of this land appraisal, there are both extraordinary assumptions being made and hypothetical conditions being assumed for the sake of being able to arrive at an opinion of likely market value of the subject as identified by the client.

Extraordinary assumption(s)-

- Lot size as provided by client is accurate (+/-)
- All utilities are available at the street
- No hazardous materials on site

Hypothetical condition(s)-

- Subject is/will be zoned for single family residential use

This appraisal, and the resulting opinion of value, is based on these assumptions & conditions. Should any prove to be false, they could have potentially a significant impact on the valuation determined in this report.

Note that an address entered as "xxx" Street Name is an appraisal norm for when a specific situs address has not yet been assigned, thus indicating the street location, but without a specific street address identifier.

LAND APPRAISAL REPORT

IDENTIFICATION	Owner <u>City of Ione</u> Census Tract <u>Unknown</u> Map Reference <u>Google Earth</u>																																																																																																												
	Property Address <u>xxx Shakeley Ln</u>																																																																																																												
	City <u>Ione</u> County <u>Amador</u> State <u>CA</u> Zip Code <u>95640</u>																																																																																																												
	Legal Description <u>None (APN 005-480-022-000)</u>																																																																																																												
NEIGHBORHOOD	Sale Price \$ <u>N/A</u> Date of Sale <u>N/A</u> Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD																																																																																																												
	Actual Real Estate Taxes \$ <u>Unknown</u> (yr) <u>Unknown</u> Loan Charges to be paid by seller \$ <u>None</u> Other Sales Concessions <u>None reported</u>																																																																																																												
	Client <u>John Hanken, City Manager, City of Ione</u> Address <u>1 E Main St, Ione, CA 95640</u>																																																																																																												
	Occupant <u>N/A</u> Appraiser <u>John D. (Jack) Ashworth</u> Instructions to Appraiser <u>estimate market value</u>																																																																																																												
	Intended User <u>John Hanken, City Manager, City of Ione</u> Intended Use <u>Estimate Hypothetical Opinion of Market Value, given stated assumptions</u>																																																																																																												
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <u>Immediate area is generally built out, or in progress of being built out, so subject is one of few available for development. Parks, schools and basic shopping, service, and support services are available in the community of Ione, or other nearby small communities, with much more available within a ~45 minute drive west towards the greater Stockton metro area.</u>																																																																																																													
SITE	Dimensions <u>Estimate provided by client</u> = <u>~13,309 sf</u> <input type="checkbox"/> Corner Lot																																																																																																												
	Zoning Classification <u>None</u> Present Improvements <input type="checkbox"/> do <input checked="" type="checkbox"/> not conform to zoning regulations																																																																																																												
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	Size <u>Average</u>																																																																																																												
	Shape <u>Near Rectangular</u>																																																																																																												
	View <u>Residential, Golf Course</u>																																																																																																												
	Drainage <u>Appears adequate</u>																																																																																																												
Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes																																																																																																													
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): <u>No noted potential adverse conditions.</u>																																																																																																													
Subject backs to Castle Oaks Municipal Golf course.																																																																																																													
MARKET DATA ANALYSIS	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																																												
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Owner City of Ione
Property Address xxx Shakeley Ln
City Ione County Amador State CA Zip Code 95640
Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640

MARKET DATA ANALYSIS	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.									
	SUBJECT PROPERTY		COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6			
	Address xxx Shakeley Ln Ione, CA 95640		xxx Greenstone Terrace Sutter Creek, CA 95685		205 Bryson St Sutter Creek, CA 95685					
	Proximity to Subject		8.85 miles E		8.64 miles E					
	Sales Price \$ N/A		\$ 33,000		\$ 20,000					
	Price /sf \$ 0		\$ 3.61		\$ 1.64					
	Data Source Insp, Pub. Rec., Agt.		MetroList #17074035 DOM 270		MetroList #18070005 DOM 359					
	Date of Sale and DESCRIPTION		Adjustment		Adjustment		DESCRIPTION		+/-	
	Time Adjustment N/A		09/04/2018		Active				-600	
	Location N/Res:		N/Res:		N/Res:					
	Site/View ~13309 sf		9142 sf		12197 sf					
	Topography Level				Sloped				+10,000	
	Access Paved/Public		Paved/Public		Paved/Public					
	Utilities Utilities at street		Utilities at street		Utilities at street					
	Pub Rec Doc# N/A		6514		Listing					
Sales or Financing N/A		Cash;0		None;0						
Concessions N/A		OLP \$54,000		OLP \$25,000						
Net Adj.(Total)		X Plus Minus \$ 0		X Plus Minus \$ 9,400		X Plus Minus \$ 0				
Indicated Value of Subject		Net=0% Gross=0% \$ 33,000		Net=47% Gross=53% \$ 29,400		Net=0% Gross=0% \$ 0				
COMMENTS	Comments on Market Data SUBJECT PARCEL COMMENTS: Adjustments for differences between subject and comparables is based on market survey/analysis and represents market value reaction to amenities/differences, which does not necessarily represent cost. Subject site has no utilities on site (all assumed available at the street). Note that photos of the subject property are based on the appraiser's best efforts to determine property lines and lines of site on subject parcel.									
	MARKET DATA COMMENTS (CONTINUED FROM PAGE 1):The initial search of the local publicly transacted land parcel market, for any and all improved or unimproved residential use land parcels on less than 0.50 acres in size was conducted county wide. But after further consideration, it was concluded that the MOST similar parcels were those which lie within the incorporated cities/towns of Ione, Jackson, Sutter Creek, Amador City, Drytown, and Plymouth (out of city limits parcels tend to be larger, and up country areas were considered not the same market segment as Ione). After filtering those results, there were only 7 closed sales in the prior 24 months from the date of value ranging in price from \$8,500- \$115,000 and with a median price of \$33,000. There was only 1 active listing (2 adjacent but independently improvable parcels in Jackson, listed for \$69,000 for both) and 1 pending sale (included in this report as Comp #5). Range of days on market (DOM) times was 1- 1548 days, with a median DOM time of 270 days (~9 months). The MOST similar and/or recently sold properties to the subject were included in this report and relied upon to form a reasonable and supported opinion of value.									
	NEIGHBORHOOD VALUES AND TRENDS									
	All closed sales used in this report sold within the prior ~14 months from the date of value, and did not warrant adjustments for age of sale. Local MLS system data and DataQuick both report that for this area of rural/small town Amador county communities, SFR property prices in general have slightly increased steadily in the local area over the past several years, but still have median values which can fluctuate up and down from month to month. There is no meaningful data (due primarily to low sales volumes and a wide variety of property types, locations, and sizes) specifically on bare or improved land parcels (limited sales volumes make data analysis and any trending conclusions statistically unreliable).									
	Land sales are limited in the current market, as most private buyers who would be potentially looking to build can still find a variety of choices for already constructed properties (which, even if representing a complete rebuild, offers and already improved parcel with utilities in place, though the subject's appeal is that is similar in having utilities at the street). The spec builder market remains slow (but not absent) in the current real estate climate, leaving very few actual potential buyers in the bare land market segment (hence, oversupply, which has been the case for the past several years). New construction for sale in the area is severely curtailed as compared to 8- 10 years ago (significantly slowed, but not absent), primarily due to the number of low priced offerings of already improved properties, though custom construction for existing land owners continues, and has even increased in the past year. Average DOM times for bare land sales are averaging 3+ months, but many land parcels have been listed multiple times, so CDOM times average well over a year in some cases, which represents a significant oversupply.									
	COMMENTS ON LOCATIONAL DIFFERENCES BETWEEN SUBJECT AND SOME COMPARABLES									
	The appraiser is aware that many real estate agents and property owners have opinions about potential value differentials between being located in Sutter Creek vs Jackson vs Ione, but for an appraiser to make a locational adjustment, there has to be tangible, measurable data in sufficient quantity so as to make any adjustments both defensible and explainable. While the appraiser is aware that these opinions regarding differentials in value, market appeal, and demand exist, there is no data that the appraiser can find or calculate so support such adjustments, so none were made (noting that both the high and low adjusted value closed sales comps were both in Ione supports this contention).									

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. Clarification of Scope of Work- this assignment is specifically to appraise the subject property, as stated in the Scope of Work statement at the top of this page. The scope of this assignment does not extend beyond what is stated in this report, and concludes with the delivery of the completed report to the client, with allowance for any need for revision based on factual errors, typos, or other errata. Any additional, subsequent, or follow on work (such as, but not limited to, deposition, testimony, travel time, wait time, consultation, re-evaluation) is NOT covered by this assignment Scope of Work, and would require a subsequent assignment with its own scope of work and fee structure, agreed to by both parties in advance of any additional or subsequent work being initiated or completed by the appraiser. Further, completion of this assignment is not an assurance that this appraiser is willing or able to accept any follow on work regarding this property.

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


1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

21. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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

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

APPRAISER

Signature 
 Name John D. (Jack) Ashworth
 Company Name Ashworth Appraisal Services
 Company Address P.O. Box 397
Sutter Creek, CA 95685-0397
 Telephone Number 209 296-3885
 Email Address jack@realestatevalue.com
 Date of Signature and Report 12/12/2019
 Effective Date of Appraisal 11/14/2019
 State Certification # AR032250
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 10/28/2019

ADDRESS OF PROPERTY APPRAISED

xxx Shakeley Ln
Ione, CA 95640

APPRAISED VALUE OF SUBJECT PROPERTY \$ 45,000

CLIENT

Name _____
 Company Name John Hanken, City Manager, City of Ione
 Company Address 1 E Main St
Ione, CA 95640
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Ashworth Appraisal Services
COMMENT ADDENDUM

File No. 19508

Borrower

Property Address xxx Shakeley Ln

City Ione County Amador State CA Zip Code 95640

Lender/Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640

GEOGRAPHIC COMPETENCE

The appraiser avows expertise in the local market area of the subject. The appraiser has full and ongoing access to public records and MLS data for the area, as well as many years of experience appraising a wide variety of property types in the subject's neighborhood, community, and county.

PURPOSE OF THE REPORT / SCOPE OF THE APPRAISAL

The purpose of the report is to present reasonable support for an opinion of the current probable fee simple interest as of the date of the appraisal. This report is intended to be used to provide an opinion of likely current market value only, and is invalid for any other purpose. This appraisal is warranted to the named intended user and for this intended use only. It is not valid for use by any other user or for any other purpose.

The reader should be advised that appraisals are the result of an inexact science and that estimated market value is dependent upon conditions and perceptions of market value that are likely to change over time. This valuation represents an opinion estimate only and is not intended to be a guarantee or assurance of resale value.

This document is a Summary Written Appraisal Report under Standards Rule 2-2 (A) of a Complete Appraisal performed under USPAP Standard 1. The appraiser has the knowledge and ability to properly complete the appraisal report; this report is in compliance with the Competency Provision of USPAP.

The extent of data collection involved researching market data for closed sales, pending sales, and listings of similar properties through tax assessor's records and through local Multiple Listing Services and brokers familiar through the area in order to develop a Market approach value indication. The Income Approach to Value and the Cost Approach to Value are not applicable or appropriate in the valuation of unimproved land.

HAZARDOUS MATERIAL

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be on the subject property, was not observed by this appraiser. However, this appraiser is not qualified to detect such substances. The presence of potentially hazardous materials may have an effect on the marketability of the subject property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover said hazardous materials. The client is urged to retain the services of a qualified professional in this field if there is any indication or concern of possible hazardous material by any of the parties or professionals involved in this transaction.

CERTIFICATION

This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. The appraiser's analyses, opinions, and conclusions were developed, and this report prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser has the appropriate knowledge and experience necessary to complete this appraisal assignment competently. The appraiser has no interest, financial or otherwise, in the property that is the subject of this report or in the transaction that may be involved regarding this property.

ADDITIONAL CERTIFICATION

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

DEFINITION OF EXPOSURE TIME

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Borrower

Property Address xxx Shakeley Ln

City	Ione	County	Amador	State	CA	Zip Code	95640
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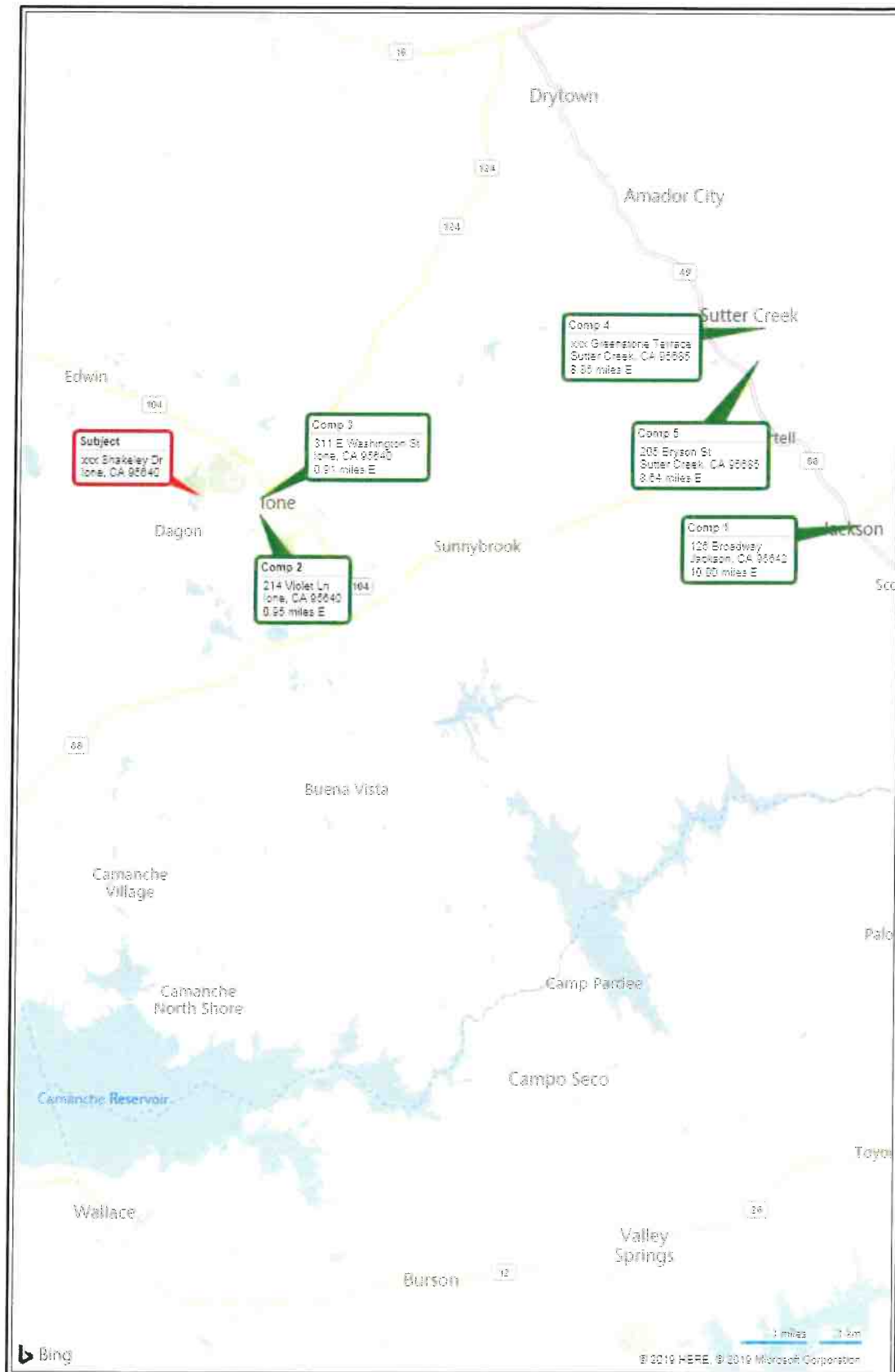
Lender/Client	John Hanken, City Manager, City of Ione	Address	1 E Main St, Ione, CA 95640
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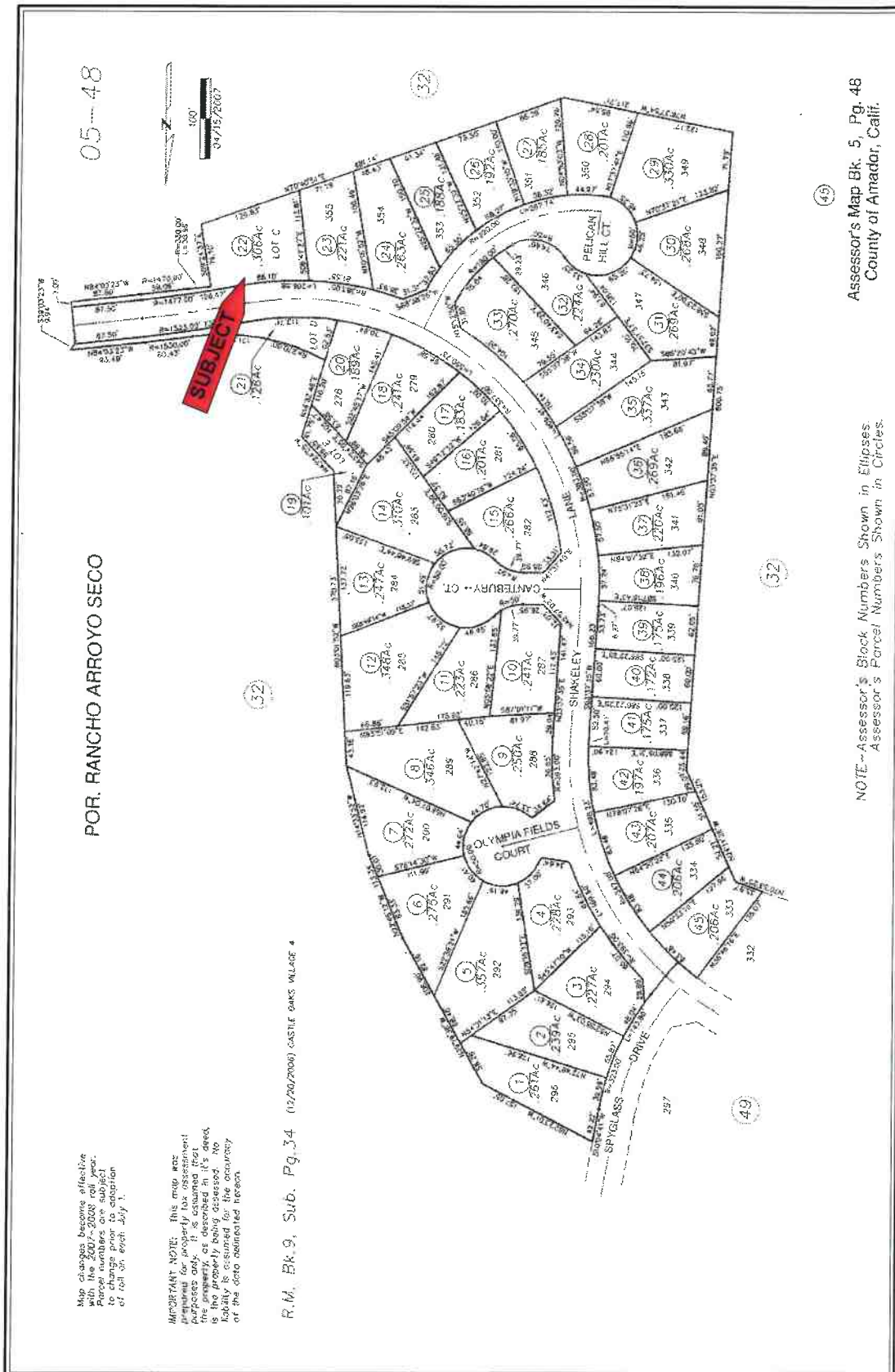
Ashworth Appraisal Services
LOCATION MAP ADDENDUM

File No. 19508

Borrower					
Property Address	xxx Shakeley Ln				
City	Ione	County	Amador	State	CA
				Zip Code	95640
Lender/Client	John Hanken, City Manager, City of Ione		Address	1 E Main St, Ione, CA 95640	



Borrower					
Property Address xxx Shakeley Ln					
City	Ione	County	Amador	State	CA
Zip Code	95640				
Lender/Client John Hanken, City Manager, City of Ione			Address 1 E Main St, Ione, CA 95640		



Borrower

Property Address xxx Shakeley Ln

City Ione

County

Amador

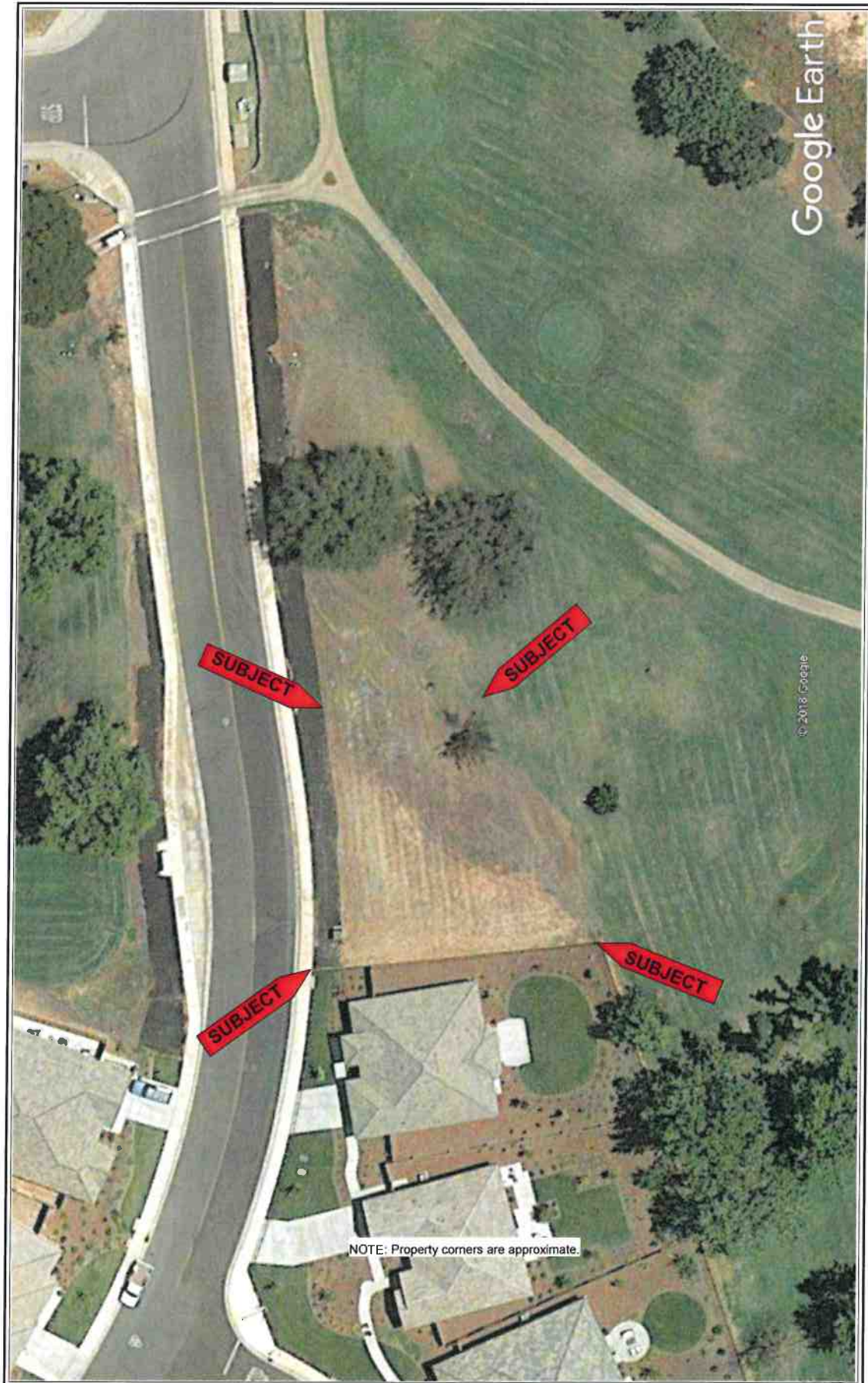
State CA

Zip Code

95640

Lender/Client John Hanken, City Manager, City of Ione

Address 1 E Main St, Ione, CA 95640



Ashworth Appraisal Services
SUBJECT PHOTO ADDENDUM

File No. 19508

Borrower						
Property Address xxx Shakeley Ln						
City	Ione	County	Amador	State	CA	Zip Code 95640
Lender/Client John Hanken, City Manager, City of Ione		Address		1 E Main St, Ione, CA 95640		



**FRONT OF
SUBJECT PROPERTY**

xxx Shakeley Ln
Ione, CA 95640



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

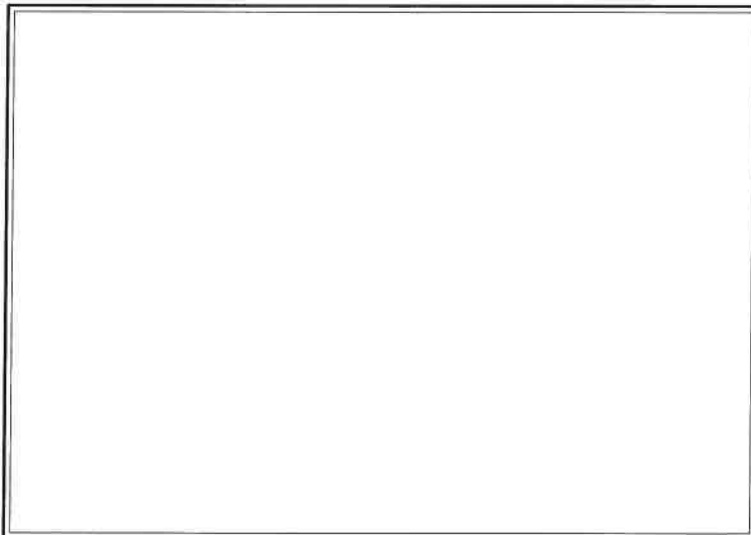
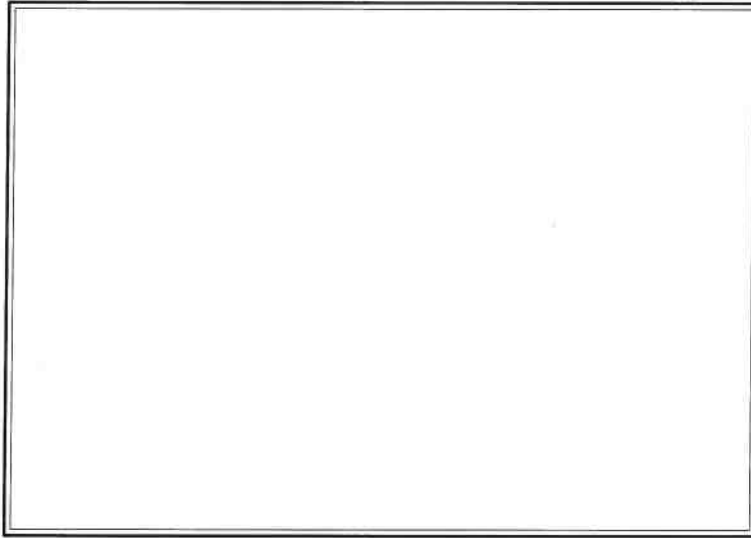
Ashworth Appraisal Services
SUBJECT PHOTO ADDENDUM

File No. 19508

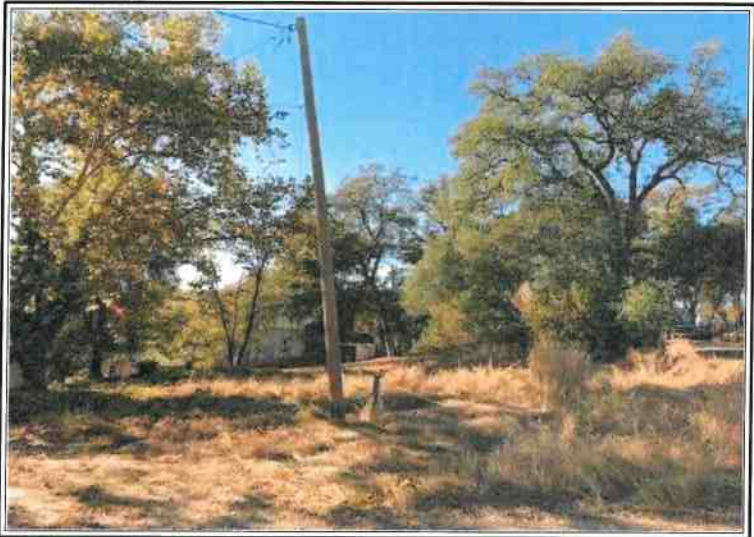
Borrower						
Property Address xxx Shakeley Ln						
City	Ione	County	Amador	State	CA	Zip Code 95640
Lender/Client	John Hanken, City Manager, City of Ione		Address 1 E Main St, Ione, CA 95640			



GOLF COURSE VIEW BEHIND LOT



Borrower						
Property Address xxx Shakelev Ln						
City	Ione	County	Amador	State	CA	Zip Code 95640
Lender/Client John Hanken, City Manager, City of Ione			Address 1 E Main St, Ione, CA 95640			



COMPARABLE SALE # 1
126 Broadway
Jackson, CA 95642



COMPARABLE SALE # 2
214 Violet Ln
Ione, CA 95640



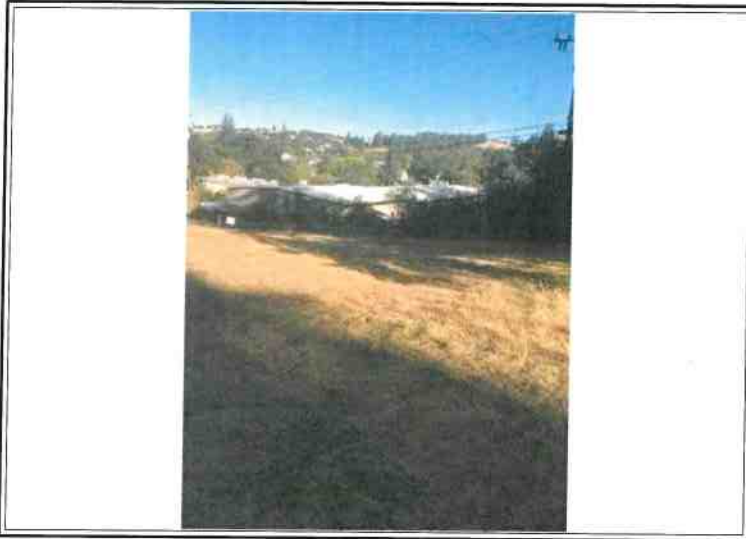
COMPARABLE SALE # 3
311 E Washington St
Ione, CA 95640

Borrower

Property Address xxx Shakeley Ln

City Ione County Amador State CA Zip Code 95640

Lender/Client John Hanken, City Manager, City of Ione Address 1 E Main St, Ione, CA 95640



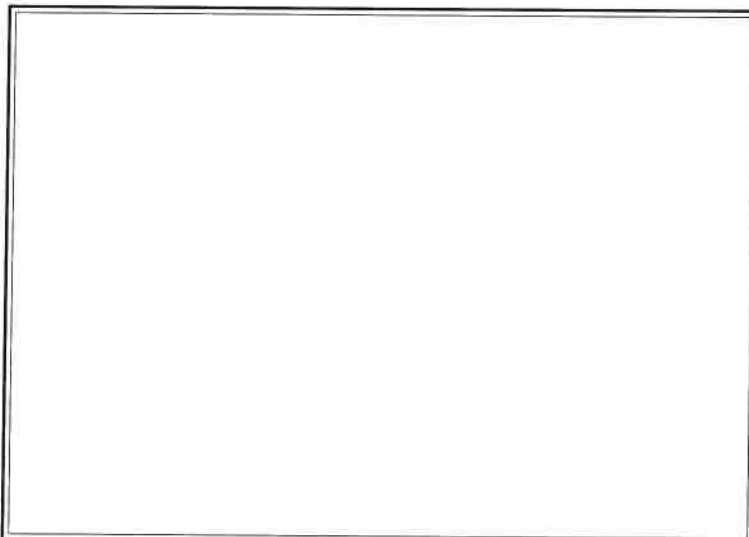
COMPARABLE SALE # 4

xxx Greenstone Terrace
Sutter Creek, CA 95685



COMPARABLE SALE # 5

205 Bryson St
Sutter Creek, CA 95685



COMPARABLE SALE # 6