

**400 BLOCK PROJECT
HOLLISTER, CALIFORNIA**

**APPRAISAL REPORT
400 BLOCK PROJECT
HOLLISTER, CALIFORNIA**

**PREPARED FOR
THE CITY OF HOLLISTER**

**BY
MICHAEL CULLINAN
CULLINAN APPRAISAL & REALTY
JUNE 18, 2013**

MICHAEL CULLINAN
CULLINAN APPRAISAL & REALTY
Residential, Commercial, Agricultural and Industrial Appraisals, Sales & Consulting

June 18, 2013

Mary Paxton
Program Manager
City of Hollister Development Services
Hollister, CA 95023

Re: Appraisal of 400 Block Site, consisting of a total of 17,984sf of land area

Dear Mary:

Enclosed is the appraisal report on the 400 Block Project located at the northwest corner of Fourth and San Benito Streets in downtown Hollister

The property is currently being used for public events including the local Farmer's Market. The site actually consists of two legal parcels, a 6,285sf site and a 11,699sf site. At your request, I am obtaining a single value for the entire 17,984sf with the understanding that the two sites could be developed separately.

The value obtained is an "as is" fee simple value of the 17,984sf that makes up the 400 Block Project. The function of this appraisal is to provide you with sufficient information and value parameters for internal City purposes and/or potential disposition purposes.

This report was prepared as a summary appraisal report as defined by the Uniform Standards of Professional Appraisal Practice and sets forth the description, factual data, assumptions and conditions affecting this appraisal. This report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). The effective date of this report is June 18, 2013, the date of inspection.

Based on my inspection of the site, and the investigation and analysis undertaken, I have formed the opinion that the "As Is" Fee Simple Value of the Subject, as of June 18, 2013, is:

Two Hundred Twenty Thousand Dollars
(\$220,000)

400 Block Project

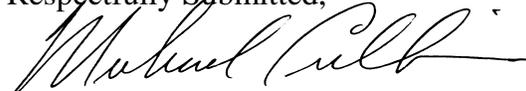
June 18, 2013

Page 2

This opinion of value is subject to the contingencies, assumptions, and limiting conditions set forth in the attached report of which this letter is a part.

It is a general assumption of this report that the Subject property is not contaminated. I am not trained or paid to recognize or report defects or conditions that have a hidden effect on value. Therefore, I recommend that you employ trained professionals to advise you regarding physical conditions that might affect value.

Respectfully Submitted,



Michael J. Cullinan

AG008372

TABLE OF CONTENTS

Title Page i

Letter of Transmittal ii

Table of Contents iii

Assumptions and Limiting Conditions 1

Summary Definition 3

Summary of Salient Facts 4

Regional Map 5

Purpose of the Appraisal 6

Intended Use of the Report 6

Scope of the Appraisal 7

Ownership, Interest Being Appraised 8

Value Being Obtained 8

Date of Valuation, Date of the Report 8

Sales History of the Property 8

Extra-Ordinary Assumptions and Hypothetical Conditions 8

Market Trends 9

Appraisal Development and Reporting Process 10

Highest and Best Use 10

Location 11

Neighborhood Map 13

Zoning, Identification of the Property 14

Neighborhood Data 14

Site Data 14

Easements and Encroachments 15

Hazardous Materials; Hazards 15

Supply and Demand 16

AP Map of Subject 17

Aerial Photo of Subject 18

Approaches to Valuation 19

 Sales Comparison Approach 19

 Sales Comparison and Land Characteristics Table 20

 Sales Adjustment Table 23

 Summary of Analysis 26

 Qualitative Ranking 28

Reconciliation and Value Conclusion 29

Statement of Value 30

Certification of Value 31

Addendum 32

 Photos Certification of Appraiser

 Sales Comparison Map Résumé of Appraiser

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a summary appraisal report that is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a summary appraisal report. As such, it might not include full discussions of the data, reasoning, and analyses used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.

3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.

9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

10. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field or environmental assessment. The presence of substances such as asbestos, ureaformaldehyde foam insulation, mold or other potentially hazardous materials/elements may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in

the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

14. Unless otherwise stated in this report, the Subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

19. The liability of Cullinan Appraisal & Realty is limited to the Client only and to the fee actually received by the appraiser (total per appraiser). Further, Cullinan Appraisal & Realty assumes no obligation, liability, or accountability to any third party. The client agrees to hold Cullinan Appraisal & Realty harmless in the event of a lawsuit brought by any other party. If this report is placed in the hands of anyone but the Client, Client shall make such party aware of all assumptions and limiting conditions of the assignment. The appraiser is in no way responsible for costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially and/or legally. The Client also agrees that in case of a lawsuit arising from or in any way involving this appraisal assignment (brought by lender, partner or part owner in any form of ownership, tenancy or any other party), Client will hold appraiser harmless from and against any liability, loss, cost or expense incurred or suffered by appraiser in such action, regardless of its outcome.


Michael J. Cullinan, Appraiser
State License #AG008372

SUMMARY DEFINITION

This is a summary appraisal report intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a summary appraisal report. As such, it presents only summary discussions of the data reasoning and analyses used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses, is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and to the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

CLIENT: City of Hollister Successor Agency
 C/O Mary Paxton
 Program Manager
 Hollister, CA 95023

APPRAISER: Michael Cullinan
 Cullinan Appraisal & Realty
 11950 Cienega Road
 Hollister, CA 95023

SUMMARY OF SALIENT FACTS

Location:	Northwest corner of Fourth and San Benito Streets Hollister, California 95023
Assessor's Parcel Numbers:	Portion of APNs 054-011-011, 030 and 036
Land Area:	17,984sf
Highest and Best Use	Mixed use commercial/residential
Value Being Obtained:	"As is"
Interest Being Appraised:	Fee Simple
Improvements:	None
Zoning:	Downtown Mixed Use
General Plan:	Downtown Mixed Use
Conditions of Appraisal:	<i>See attached Assumptions and Limiting Conditions and Extra-Ordinary Assumptions and Hypothetical Conditions section</i>
Thomas Brothers Map Coordinates:	Page 1056, Grid G6
Census Tract Number:	0004.00
Valuation Date:	June 18, 2013
Inspection Date:	June 18, 2013
"As is" Value:	\$220,000
Appraiser:	Michael Cullinan

REGIONAL MAP



PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to provide the appraiser's best opinion of the market value of the Subject real property as of the effective date. Market value is defined by the regulatory agencies of federal financial institutions as follows:

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

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and acting in what they consider their own best interests.
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.
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions by anyone associated with the sale.

[Source: Office of the comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.43 Definitions(f)]

INTENDED USE OF THE REPORT

The intended use of this report is for the exclusive use of the client, the City of Hollister Successor Agency for potential disposition/sale purposes. Unauthorized use of this report is not permitted. The City of Hollister may be an additional user. No other users of this report were identified.

SCOPE OF THE APPRAISAL

The scope of the appraisal encompasses the necessary research and analysis to prepare a summary appraisal in accordance with the intended use (Uniform Standards of Professional Appraisal Practice - USPAP - and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation). Regarding the Subject property, this involved the following steps:

1. The property was inspected on June 18, 2013. The photographs were taken during the inspection. No one accompanied the appraiser during the inspection.
2. Regional, county and city data is based on information furnished from several knowledgeable sources and the appraiser's own knowledge of the area. The Hollister Planning Department provided zoning/land use information and information on the Subject and on properties in the immediate vicinity.
3. The Subject property data is based upon my personal inspection of the site. Other Subject property data has been compiled from the County of San Benito Public Records Office, the Assessor's Office and the Tax Collector's Office. Mr. Bill Avera and Ms. Mary Paxton, city representatives, were also interviewed to obtain property data.
4. In estimating the highest and best use for the property, an analysis was made of data compiled in the three steps noted above.
5. In developing the approach to value, the market data was collected from the office files of Cullinan Appraisal & Realty, other appraisers, Realtors, investors, and other persons knowledgeable of the marketplace in which the Subject is located.
The sales comparison method was used to obtain the value of the Subject.
Sales of vacant and improved undeveloped commercial sites in San Benito and Santa Clara Counties were researched and analyzed for this assignment.
The appraiser's files, the local MLS and LoopNet Listing Service were used to obtain sales and listings of comparable properties to use in the sales method.
6. After assembling and analyzing the data defined in this appraisal, a final opinion of market value was made.

OWNERSHIP

City of Hollister Successor Agency

INTEREST BEING APPRAISED

The interest being valued is Fee Simple. Fee Simple ownership is defined as absolute ownership unencumbered by any other interest or estate, subject only to eminent domain, escheat, police power, and taxation.

VALUE BEING OBTAINED

Market Value, “as is”

The definition of this value is an estimate of the market value of a property in the condition observed upon inspection, and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date of inspection. This value incorporates not only the physical aspects, but the legal and economic characteristics as well.

DATE OF VALUATION

The date of valuation of the Subject is June 18, 2013.

DATE OF THE REPORT

The date of this report is June 18, 2013.

SALES HISTORY OF THE PROPERTY

The Subject has not transferred within the past three years, is not under contract, and has not been listed for sale during the previous three years of the effective date of this report.

EXTRA-ORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

I have appraised the property “as if clean” in regards to any environmental issues. This results in an Extra-Ordinary Assumption.

Furthermore, the lot line adjustment that was approved in 1995 that reconfigured the various parcels that make up the Subject was not completed in regards to the deeds being recorded. This results in the Assessor’s maps not matching the lot line adjustment maps. Therefore, a second Extra-Ordinary Assumption is used for this assignment assuming the deeds will be recorded in order to perfect the lot line adjustment that has already been approved.

There are no Hypothetical Conditions noted and no other Extra-Ordinary Assumptions noted.

MARKET TRENDS

The market conditions as of the effective date of this report are robust, mostly reflecting single family residential properties. Some commercial and industrial properties are seeing increased activity, but the main market activity is being seen in the single family residential market segments.

The inventory of most residential properties has decreased significantly in most areas in California with distressed properties (REO/“short sales”) being absorbed fairly rapidly over the past 12 months, without a sufficient supply of replacement properties.

Over the past six months, a total of 284 residential properties has closed escrow in San Benito County (not counting attached townhouses), 47 units per month. Currently there are 57 active listings in the entire county. Of the 57 listings, 14 are listed at over \$900,000 with the lowest priced listing at \$275,000.

The result of the current market is that more production builders are entering the market with three builders now constructing new homes in the area. Large production builders are currently active in the market attempting to find “mapped” properties, fully entitled and ready to start construction.

Also, as a result of the increased demand, have been fairly significant increases in values. Improved residential properties, over the past 12 months, have seen upwards of **35% increase in value**. Historically low interest rates and the limited supply have been the main reasons for the increases.

Most residential properties are seeing short exposure times, some as short as one day on the market and many selling after multiple offers.

Irrigated row crop farms are the one segment that continues to offer stable or even increasing values with strong demand for the good quality irrigated farms. Prices appeared to have decreased slightly in 2009 for the better farms, but as of 2012, the good quality irrigated farms are seeing strong demand and very limited inventory, placing upward pressure on prices.

The one market segment that is continuing to see minimal demand and activity is the vacant commercial/industrial market segments. This has been consistent for the past five years, from the fall of 2008 when the financial “meltdown” occurred to the present.

However, over the past six months, as residential building has ramped up in the area, there does appear to be renewed interest in some of the better located commercial sites. The site of the new Walgreen’s pharmacy is a good example of the increased activity if buyers have specific needs. The listing broker for the vacant sites located around the former proposed Lowes site indicated that there has been increased activity for those sites.

In conclusion, the market is very active but very market segment specific. Vacant commercial and industrial sites continue to offer challenges, although there is increased market activity for the better located commercial sites.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this appraisal, the appraiser conducted a casual inspection of the vacant site. Information on land sales was gathered, confirmed, and analyzed. The sales method is the only reliable method used to value vacant commercial properties and was the method used to obtain the value of the Subject.

To develop the opinion of value, the appraiser performed a summary appraisal process as defined by the Uniform Standards of Professional Appraisal Practice.

This summary appraisal report is a brief recapitulation of the appraiser's analyses and conclusions. Supporting documentation is retained in the appraiser's file.

HIGHEST AND BEST USE

Highest and best use is defined as follows: "The reasonable probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." The four criteria that highest and best use must meet are:

1. legally permissible
2. physically possible
3. financially feasible
4. maximally profitable

Highest and best use of a property is an economic concept that measures the interaction of the four criteria. The determination of a property's highest and best use is a critical appraisal component that provides the valuation framework upon which comparable market information is developed. Such comparable information includes cost, sales and income expense data pertaining to the property's concluded best use.

To render a reliable use and value estimate, the highest and best use of the property as if vacant must be considered separately from the highest and best use of the property as improved. This is because the site must be valued as though vacant and available for development to its highest and best use whether or not the property's existing improvements represent the site's highest and best use. The Subject is unimproved so the highest and best use as improved is not relevant.

The Subject's zoning designation is DMU, Downtown Mixed Use. This zoning allows a wide range of commercial uses including residential.

Therefore, a use that would conform to the DMU designation would be the use that would pass the above four-way test. No other uses would pass the four-way test and still conform to the DMU designation.

LOCATION

The Subject is located at the southwest corner of San Benito and Fourth Streets, a corner location on a very busy intersection of downtown Hollister. Exposure to traffic and the surrounding area is good. The almost complete new San Benito County Courthouse is located only one block to the west of the Subject.

The Hollister parking garage is located contiguous to the Subject on the west boundary. This building provides ground floor classroom space for the local community college as well as downtown parking on the upper levels.

The Subject is one of the few remaining downtown corner sites that has not been improved. There is a vacant site on the corner of Monterey Street and Fourth Street, one-half block west of the Subject, a vacant site at the corner of Seventh and San Benito Streets and a vacant site at the corner of First and San Benito Streets.

The locational appeal for a downtown site is rated as Good due to the specific location at one of the main intersections in the downtown area.

San Benito County is one of the smaller California counties located in the central section of the state, approximately 40 miles south of the Santa Clara County metro area and 30 miles east of the Monterey Bay area. The total area is 893,440 acres.

There are three California State Parks in the county and one National Monument: Mission San Juan Historic Park in San Juan Bautista, Fremont State Park south of San Juan Bautista, Hollister Hills State Off-Road Vehicle Park six miles south of Hollister, and the Pinnacles National Monument 30 miles south of Hollister.

The county is in the California Coast Range section of the Pacific Border physiographic province. It has a Mediterranean climate with an average annual rainfall ranging from 25" or more in the northern and western sections to 12" or less along the southeastern border. Elevations range from 120' to more than 5000' above sea level. The highest point in the county, at 5,248 feet, is San Benito Mountain.

San Benito County has an agricultural-based economy slowly changing to a more industrial-based economy. With this agricultural base, the unemployment rate in the area is traditionally higher than average. In the spring and summer the unemployment rate is typically around 8-10% (**up to 12 to 14% in the current economic climate**) and in the fall and winter it rises to approximately **18%**.

Agriculture is the county's major producing industry with a total value of \$263,000,000 of commodities produced in 2011. Vegetable crops produced the highest crop value at \$136,000,000, followed by field crops, fruit and nuts, livestock, and poultry products. Nursery stock provided the top grossing crop followed by bell peppers, miscellaneous vegetables, romaine lettuce, salad lettuce, spinach, onions, pasture and stockers and iceberg lettuce. As of the writing of this report, approximately 510,000 acres in the county are dedicated to pasture/rangeland for livestock.

San Benito County, **once the fastest growing county in the state, is now one of the slowest growing counties in the state.** There is considerable out-commute to the San Jose area for jobs and it appears that this will continue for some time to come.

The 2010 United States Census reported that San Benito County had a population of 55,269 (77% urban, 23% rural); Hollister, the county seat, had a population of 34,928. There is only one other incorporated town in the county: San Juan Bautista to the west with a population of 1,862. The estimated median household income in 2008 was \$73,838 (\$57,469 in 1999).

Most suburban properties located in the unincorporated portions of the county typically range from one to 10 acres in lot size, improved with homes from 2000sf to 4000sf, and range in price from \$300,000 to \$1,500,000+, but with most suburban properties on acreage in the \$350,000 to \$800,000 range.

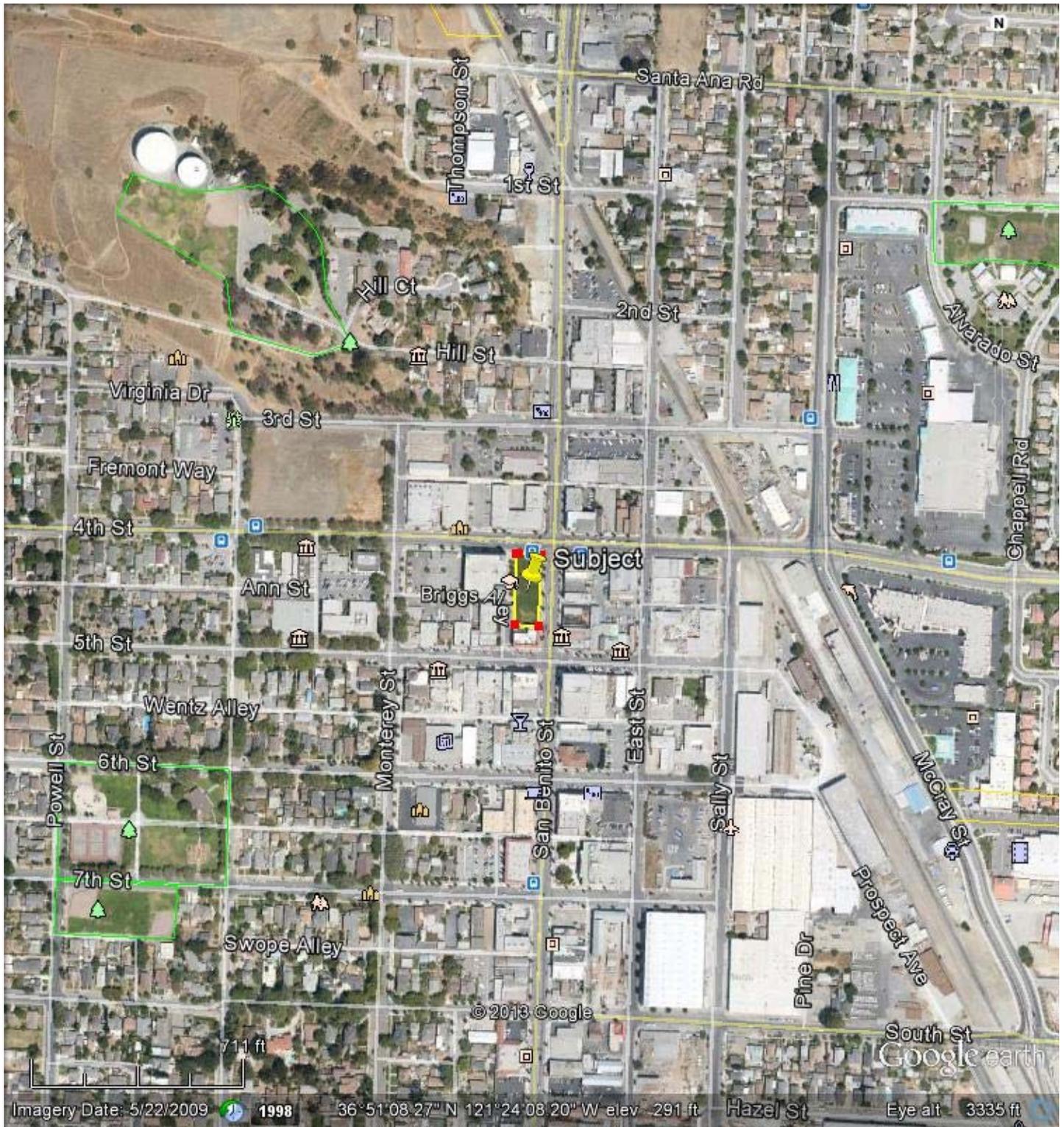
Typical production homes within the city limits range from \$175,000 for a 1,000sf, 3-bedroom/2-bath home up to \$500,000 for a 4,100sf, 5-bedroom/3-bath home. Lot sizes in Hollister range from 6,000sf up to 10,000sf. Most sales within the Hollister city limits have been in the \$200,000 to \$350,000 range.

Rents in Hollister range from \$800-\$1100 per month for a modest 2-bedroom/1-bath home up to \$2000 per month for a custom-built 4-bedroom/3-bath home. Apartment rents range from \$500/\$800 per month for a studio or 1-bedroom, \$750 to \$950 for a 2-bedroom/1-bath unit, and \$1000/\$1350 per month for a 3-bedroom/2-bath unit. Rents are stable.

Transportation in the county is provided by State Highway 25 which crosses through the county on a north/south basis; Highway 101 which travels through the county for approximately four miles in the most northwesterly section of the county; Highway 129 which connects to Highway 1 to the west, and Highway 156 which intersects with Highway 152 and connects with Interstate 5 in the San Joaquin Valley to the east. Southern Pacific Railway services the area with freight service and County Express provides inter-county bus service.

The Hollister Airport is an active airport that attracts business and recreational pilots, skydivers, gliders and vintage plane enthusiasts. Fixed based operators service aircraft, rent planes and give flying lessons. Crop dusters use the airport and the California Department of Forestry bases their air tankers there. There are two runways at the airport, Runway 31 is 6,250 feet in length with a 1,100 foot overrun, and Runway 24 is 3,150 feet in length.

NEIGHBORHOOD MAP



ZONING

The City of Hollister has the Subject area designated as DMU, Downtown Mixed Use. This designation allows a very wide range of commercial uses as well as residential use on the upper floor areas. Residential use on the ground floor is not allowed under the DMU designation.

A copy of the zoning ordinance is located in the Addendum of this report.

IDENTIFICATION OF THE PROPERTY

The Subject is owned by the City of Hollister Successor Agency, and therefore not taxed and assessed separately. Since the lot line adjustment deeds were never recorded, there are no current Assessor's maps/parcels that we can use to identify the sites under consideration.

Therefore, the Subject will be identified by engineer's map(s) that were provided by the City of Hollister.

NEIGHBORHOOD DATA

The immediate neighborhood surrounding the Subject properties consists of typical older downtown properties/buildings, some upwards of 100+ years.

The commercial uses reflect a wide range: restaurants, offices and retail as well as service businesses. There are a limited number of residential uses in the immediate neighborhood with a few second floor apartments serving the downtown area.

Residential use on the upper floor areas of the downtown commercial properties used to be very common. However, starting in the 1950's, this type of residential use was starting to decline with only a handful of the downtown commercial properties now featuring residential apartments.

The City of Hollister's parking garage is located contiguous to the Subject on the west boundary. The parking garage offers several levels for parking with ground floor space used by the local community college.

SITE DATA

The Subject is located on the northwest corner of Fourth and San Benito Streets. The configuration of the Subject consists of two separate legal parcels: a 6,285sf parcel that is located on the south portion of the entire site, and the north portion which consists of 11,699sf, resulting in a total of 17,984sf of land area.

Briggs Alley is identified as crossing through the Subject on an east/west basis and provides the dividing line between the two legal sites. This is not an actual alley, but the plan line is in place for the alley.

All municipal services are located at the Subject including storm sewer, sanitary sewer, city water, electricity, natural gas and telephone; all typical for the downtown area.

The Subject is a level site with good overall utility with a rectangular shape. Access is provided by Fourth Street on the north boundary and San Benito Street on the east boundary. Vehicle access is provided by a city parking lot off of Fifth Street at the southwest corner of the Subject.

The Subject is located within the City Parking District. Therefore, the entire site could be developed **without** the need to provide onsite parking. With the parking garage located contiguous to the Subject, the overall parking element would be rated as Good.

I have included an aerial photo as well as engineers maps of the Subject for identification.

EASEMENTS AND ENCROACHMENTS

A title report on the Subject was not provided. Since the deeds for the lot line adjustment were never recorded, a title report for the two legal parcels under analysis would not be available.

It is assumed that there are no adverse title conditions/issues that would negatively impact the Subject.

Utility easements/road easements are assumed to be in place for the Subject but are common for downtown commercial properties.

HAZARDOUS MATERIALS

A toxics study is beyond the expertise of this analyst, but it is assumed that there are no environmental conditions which would adversely impact the Subject.

I have appraised the property as if clean. No clean up costs have been deducted. If toxic experts determine that clean up is required, a revision of the appraisal will be required. If that is of particular importance to the reader of this report, then it is recommended that appropriate opinions be obtained from professionals qualified to issue such opinions.

HAZARDS

Flood Hazards: According to local FEMA map 06069c0045D, dated 4/19/09, the Subject is located in **Zone X**, an area **out of the 500-year flood zone**.

Seismic hazards: According to seismic maps, the Calaveras Fault Zone which runs on a north/south basis through Hollister is located to the east of the Subject. It does not appear that the actual fault is located on the Subject. The location close to a fault zone is very common for properties in the downtown area and unless the fault is actually located on the Subject, then impact would be negligible.

SUPPLY AND DEMAND

The supply of vacant commercial sites is rated as adequate. Historically the inventory is thin. Currently there are a number of commercial sites that are for sale, but not all are actively listed for sale. There is the Gibson property located in southeast Hollister, a 20±-acre commercial site that is offered in various site sizes.

The site that was purchased by Lowe's Corporation for a new store is available, as is the 8+ acres that surround the Lowe's site, also available in various sizes.

List prices for the above properties are in the \$10/ft to \$11/ft range with offers in the \$5.50 to \$7.50/ft range.

There is a significant amount of vacant commercial/mixed use designated land located along Fourth Street in west Hollister that is available but not actively listed for sale.

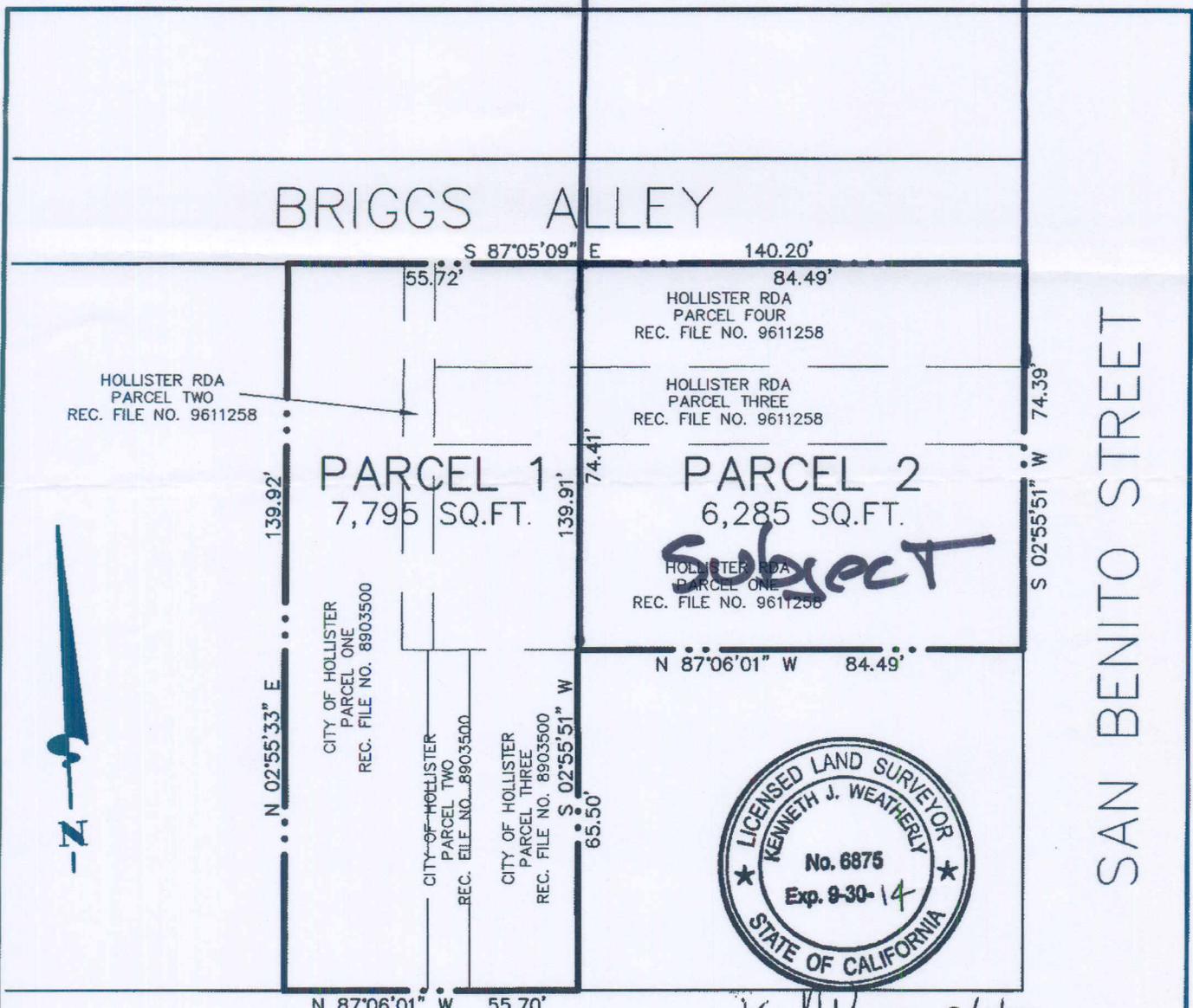
There are a number of smaller commercial sites listed for sale within the downtown area, but these are properties that have been listed for a number of years with minimal activity.

Currently, many of the smaller downtown improved commercial properties are selling for below replacement cost. This has resulted in minimal market demand for downtown specific vacant sites. As long as there is the "disconnect" between replacement cost and sale prices, then the demand for those types of vacant sites will remain impacted.

The sales that have occurred, and the interest that is being shown, are for the larger sites that can support larger, modern style buildings such as the 1.80-acre site that will be the home for a new Walgreen's, a site that sold for a specific use.

In conclusion, the existing supply of vacant commercial sites is greater than the demand. However, for the better located sites, interest would appear to be increasing.

ENGINEERS MAPS OF SUBJECT



BRIGGS ALLEY

S 87°05'09" E 140.20'

HOLLISTER RDA
PARCEL FOUR
REC. FILE NO. 9611258

HOLLISTER RDA
PARCEL THREE
REC. FILE NO. 9611258

HOLLISTER RDA
PARCEL TWO
REC. FILE NO. 9611258

PARCEL 1
7,795 SQ.FT.

PARCEL 2
6,285 SQ.FT.

HOLLISTER RDA
PARCEL ONE
REC. FILE NO. 9611258

CITY OF HOLLISTER
PARCEL ONE
REC. FILE NO. 8903500

CITY OF HOLLISTER
PARCEL TWO
REC. FILE NO. 8903500

CITY OF HOLLISTER
PARCEL THREE
REC. FILE NO. 8903500

N 87°06'01" W 84.49'

N 02°55'33" E 139.92'

74.41'

S 02°55'51" W 65.50'

S 02°55'51" W 74.39'

SAN BENITO STREET

N 87°06'01" W 55.70'

FIFTH STREET



KJW 3/7/13

EXHIBIT MAP

PORTION OF LOTS 28-32, BLOCK 14
PER VOLUME 1 OF MAPS, PAGE 54

FEBRUARY, 2013

SCALE 1" = 30'

SAN BENITO ENGINEERING & SURVEYING, INC.

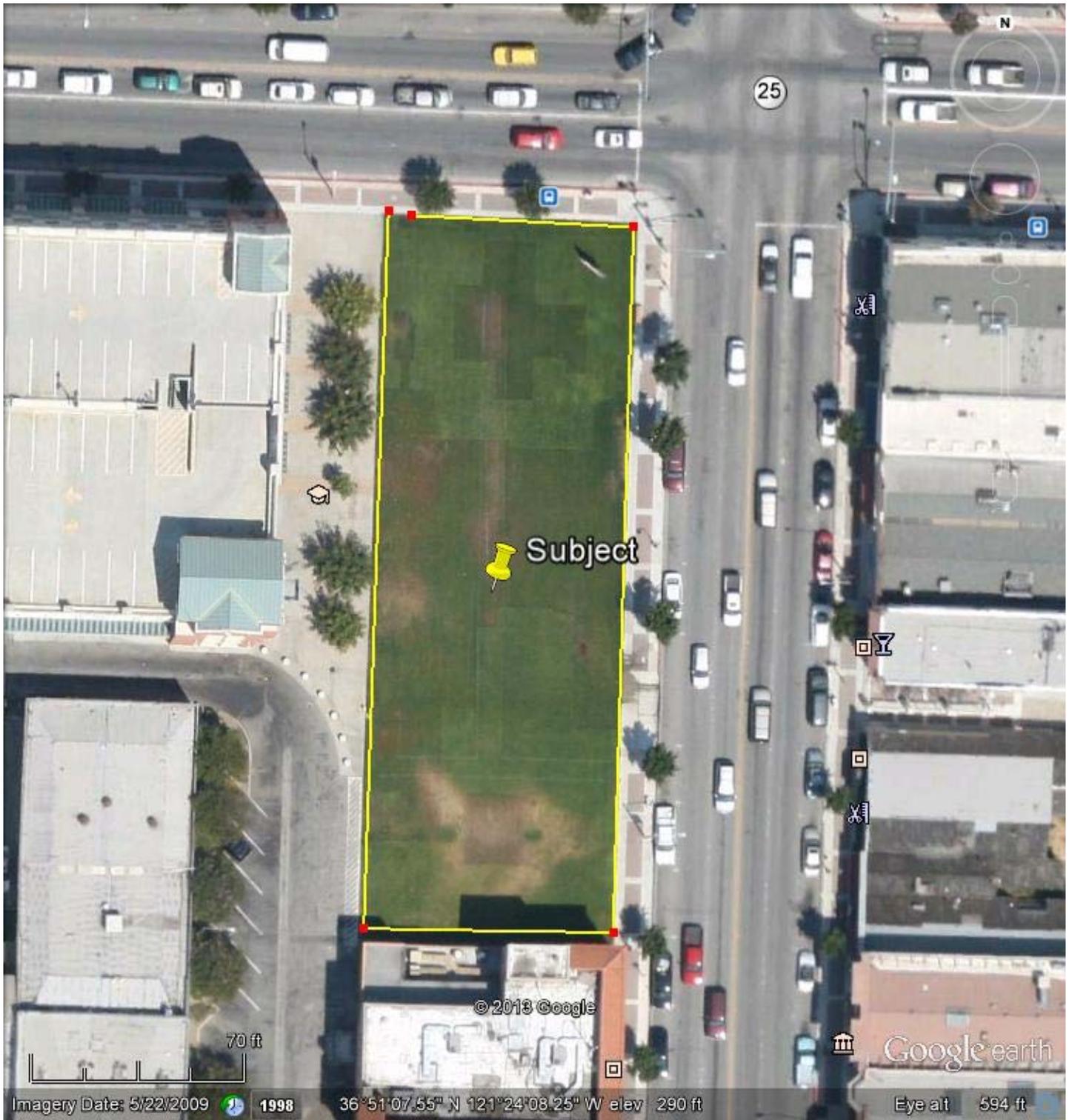
502 MONTEREY STREET

HOLLISTER, CA 95023

831-637-2763

AERIAL PHOTO

(Not a survey, for informational purposes only)



APPROACHES TO VALUATION

SALES COMPARISON APPROACH

The sales comparison method was used to obtain the land value of the Subject. Approximately 15 sales were analyzed and considered with the sales/listings used for this assignment judged to be the most comparable to the Subject.

Many of the sales are dated which is unavoidable given the thin number of sales in the area. I have considered outlying communities but, for this specific assignment, I have used only comparable sales in Hollister.

Sales Comparison and Land Characteristics Table

Sale	Subject	1 Seventh Street Hollister	2 221 Hawkins St. Hollister	3 Parcel 9 McCray St. Hollister	4 375 Fourth St. Hollister	5 102 San Benito St. Hollister	6 140 San Benito St. Hollister	7 Parcel 2 Tres Pinos Rd. Hollister	8 190 San Benito St. Hollister
Square Footage	17, 984 sf	5,245 sf	4,410 sf	27,500 sf	17,500 sf	11,760 sf	12,259 sf	78,408 sf	24,000 sf 18,800 sf useable
Sale Price	N/A	\$50,000	\$45,000	\$476,025	\$490,000 - \$50,000 rebate	\$400,000	\$250,000	\$1,158,797	\$179,000 list price
Sale Date	N/A	02/07/2013	05/28/2009	10/28/2005	06/29/2001	07/27/2006	08/25/2006	11/14/2012 03/13/2013	Expired 01/01/2013
Price/ft	N/A	\$9.53/ft	\$10.20/ft	\$17.31/ft	\$25.15/ft	\$34.01/ft	\$20.39/ft	\$14.78/ft	\$9.52/ft
Terms	N/A	Cash	Cash	Cash	Seller carry	Cash	Cash	Cash	N/A
Grantor/Grantee	N/A	Bettencourt to LoBue	Downey Savings and Loan to Brookshire	Scagliotti to Harman Combined Profit Sharing	Silveria to Abramson	Suncor to Cain & Renz	Harman Profit Sharing Trust to Cain & Renz	Gibson & City of Hollister to Hawkins Companies	N/A
Assessor's Parcel Number	See Engineers maps	054-010-024	056-091-002	054-340-010	054-110-002	054-190-002	54-190-008	Parcel B per lot line adjustment map	054-190-011
Recording #	N/A	13-1292	09-5004	05-19427	01-10661	06-11312	06-12872	12-10976 13-2552	N/A
Zoning/ General Plan	Downtown Mixed Use	DMU	DMU	C-2-S	C-2-S at time of sale	C-2-S at time of sale	C-2-S at time of sale	C-2-S	C-2-S
Services	Municipal	Municipal	Municipal	Municipal	Municipal	Municipal	Municipal	Municipal	Municipal
Terrain & Configuration	Level Rectangle	Level Rectangle	Level Rectangle	Level Rectangle	Level Rectangle	Level Rectangle	Level Irregular	Level Triangle	Level/Sloping Triangle
Legal Status	2 legal sites	1 legal site	1 legal site	1 legal site	1 legal site	1 legal site	1 legal site	1 legal site	1 legal site
Location	Corner	Interior	Interior	Corner	Interior	Corner	Interior	Corner	Interior
Improvements	None	None	None	None	None	Gas Station	None	None	None
Current Land Use	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant
Overall Marketability	Average	Average	Average	Good	Average+	Average+	Average	Very good	Below Average

The sales comparison approach, or market approach, involves direct comparison of the property being appraised to similar properties that have sold in the market. Through analysis and appropriate adjustments to the base sale price for factors such as financing terms, conditions of sale, market conditions (time), location, size, utility, physical characteristics and other pertinent characteristics, it provides an indication of market value. This method of comparison is the most widely used and understood in the local market. In order to make equal comparisons between the sales and the Subject property, all the sales are reduced to a **price per acre as the unit of comparison**.

The elements of comparison are:

Size: Sales have historically indicated that as the size of a parcel increases, the per unit value decreases due to the decreasing number of buyers. The Subject's site size of 17,984sf is considered to be a mid to larger sized downtown commercial site, but a fairly small commercial site if located out of the older downtown area.

Location: The value of any property is influenced by its location: proximity to services and schools, as well as the surrounding land uses and values. The Subject is a corner lot on a busy downtown intersection, offering good exposure to traffic.

The specific downtown location provides some challenges in regards to potential uses. Most of the newer, larger businesses are locating out of the downtown areas in order to provide greater onsite parking and the ability to construct larger buildings.

Access: Access can be an element for commercial property. The easier the access, the better the opportunity for potential uses. Vehicle Access to the Subject is via a city parking lot off of Fifth Street. Pedestrian access is good with frontage on both San Benito Street and Fourth Street. It may be that the access via Fifth Street could offer some restrictions in regards to buyers that would need superior vehicle access.

Configuration/Terrain: This element refers to the overall configuration and terrain of a site. The Subject is a level, rectangular site consisting of two legal parcels. While the value reflects a single value, the Subject's two sites could be developed separately, sold individually, and encumbered individually, an enhancement for most properties.

Due to the complexity associated with comparing sales of this type, precise dollar adjustments are difficult to quantify and are generally not attempted by market participants. A percentage adjustment more accurately parallels the actions of these individuals. The following table is provided to assist the reader in understanding the symbol, definition, and value range of the adjustments.

Symbol	Definition	Percentage Adjustment
NE	Nearly Equal	0-2%
SI/SS	<i>Slightly</i> Inferior or Superior	3-12%
I/S	Inferior or Superior	13-22%
CI/CS	<i>Considerably</i> Inferior or Superior	23% or more

Sales Adjustment Table

Sale	Subject	1 Seventh Street Hollister	2 221 Hawkins St. Hollister	3 Parcel 9 McCray St. Hollister	4 375 Fourth St. Hollister	5 102 San Benito St. Hollister	6 140 San Benito St. Hollister	7 Parcel 2 Tres Pinos Rd Hollister	8 190 San Benito St. Hollister
Market Price	N/A	\$50,000	\$45,000	\$476,025	\$440,000*	\$400,000	\$250,000	\$1,158,797	\$179,000 list
Price per SF	N/A	\$9.53/ft	\$10.20/ft	\$17.31/ft	\$25.15/ft	\$34.01/ft	\$20.39/ft	\$14.78/ft	\$9.52/ft
Close of Escrow	N/A	02/07/2013	05/28/2009	10/28/2005	06/29/2001	07/27/2006	08/25/2006	11/14/2012 03/13/2013	Expired listing
Zoning	DMU	DMU	DMU	C-2-S	DMU	DMU	DMU	C-2-S	C-2-S
Elements of Comparison									
Property Rights	Fee								
Conditions of Sale	N/A	Typical	Typical	Atypical +50%	Typical	Typical	Typical	SI atypical	N/A
Adjusted Price	N/A	\$9.53/ft	\$10.20/ft	\$25.69/ft	\$25.15/ft	\$34.01/ft	\$20.39/ft	\$14.78/ft	\$9.52/ft
Market Condition Adjustment	N/A	-0-	-0-	-50%	-50%	-50%	-50%	-0-	-10%
Per acre price after time adjustment	N/A	\$9.53/ft	\$10.20/ft	\$12.84/ft	\$12.57/ft	\$17.00/ft	\$10.19/ft	\$14.78/ft	\$8.56/ft
Other Adjustments									
Size	17,984 sf	SS	SS	NE/SI	NE	SS	SS	I	NE
Location	Good Downtown Corner	I	I	SS	NE	SI/NE	I	S	I
Access	Adequate	NE	NE	SS	NE	NE/SS	NE	SI/NE	NE
Configuration Terrain	Good - 2 legal sites	SI/NE	SI/NE	SI/NE	SI/NE	SI/NE	SI/NE	SI/NE	I
% Adjustments		+15%	+15%	-15%	-0-	-10%	+15%	-15%	+40%
Indicated \$/acre		\$10.95/ft	\$11.73/ft	\$10.92/ft	\$12.57/ft	\$15.30/ft	\$11.71/ft	\$12.56/ft	\$11.99/ft

* Includes \$50,000 rebate

The above seven sales and one expired listing of a vacant commercial site provide good market data/support for the final value of the Subject. Due to the thin number of sales in the market area, I was forced to use sales that are considered to be very dated, including three (Sales 3, 5 and 6) that sold during the height of the “bubble” market.

Sale 4 sold in 2001, a period of what would be considered to be superior economic conditions, although the demand for downtown commercial sites was still moderate.

We do have at least three sales that closed escrow after the financial “meltdown” in the fall of 2008, so those three sales provide more recent market data. However, the balance of the sales offers a dated element that requires significant judgement.

Based on the more recent sales of vacant commercial sites as well as overall market conditions for improved commercial properties, I have applied a **downward 50% adjustment to Sales 3-6**.

After the downward adjustment of 50% to those four sales, the resulting per foot value, which would reflect a current value, is in line with more recent sale prices.

There is one sale that offers some “**muddy**” conditions of sale: Sale 3 was a vacant pad that is located in a newer shopping center on the east portion of Hollister. The seller, the owner of the shopping center, offered this site to a fast food outlet. If we look at other sales that occurred in 2005/2006, then the sale price of \$17.13/ft for this very well located site clearly reflected a discount. The seller was interviewed and did indicate that he was motivated to have the fast food outlet relocate to his shopping center in order to generate more traffic/business etc.

For the purposes of this assignment, I have applied an **upward adjustment of 50% under atypical conditions of sale**. While this is a very robust conditions of sale adjustment, it would increase the per foot value of Sale 3 to \$25.69/ft, well in line with other sales that closed during the 2005/2006 time-frame (**\$20 to \$34/ft**).

Sale 7 is a recent sale at one of, if not the, busiest intersections in Hollister. The buyers are in the processing of constructing a building for the new Walgreen’s Pharmacy. It does appear that they paid a premium for this site, the last remaining vacant site at that particular intersection. For the purposes of this assignment a discount will not be applied for what appears to be atypical motivation. Rather, this sale will reflect the upper end of the value range factoring in the location at the very busy intersection.

I will offer a brief discussion of each individual comparable sale followed by a Summary of Analysis and Conclusion.

Sale 1: Seventh Street, Hollister

This is the recent sale of a smallish downtown interior site located on Seventh Street, 100 feet off of San Benito Street. This site was obtained by the seller via purchasing a note on the property however they eventually foreclosed on the note and obtained the property via deed in lieu.

It was listed and sold for \$50,000 in early 2013. This is a level, rectangular site within the downtown commercial area of Hollister. All services are at the property and there is access via a city street and city alley.

Sale 2: 221 Hawkins Street, Hollister

This is the 2009 sale of a smallish site located just off of San Benito Street. This site was improved with an older residence. The seller, a lender that received the property via trustees' deed, removed the residence and sold the property as a vacant downtown site with DMU zoning. This is a level site with all services to the property.

Sale 3: Parcel 9, McCray Street, Hollister

This is the level pad that is located in a newer shopping center in east Hollister, now improved with a Kentucky Fried Chicken fast food outlet that was discussed earlier in this section. This is a well-located, level site with good exposure, located along McCray Street, a major north/south arterial through Hollister.

Sale 4: 375 Fourth Street, Hollister

This is a 17,500 sf interior site located just on the other side of the Hollister parking garage from the Subject. This property sold in 2001 for \$490,000 with the buyers receiving a \$50,000 rebate from the City of Hollister. The owner financed this property and received it back via trustees' deed in 2010.

This is a level site with all services and Nearly Equal location although it is an interior site versus the Subject's corner location.

Sale 5: 102 San Benito Street, Hollister

This is the mid 2006 sale of a corner site that was used as a former gas station. This site is located north of the Subject on the northwest corner of San Benito and First Streets. This site is actually out of the specific downtown area of Hollister, just north of the downtown commercial core.

This site was purchased by the same buyer who purchased Sale 6 which is located contiguous to this site.

Sale 6: 140 San Benito Street, Hollister

This is the former location of the now relocated Kentucky Fried Chicken fast food outlet. This is a slightly irregularly shaped site with frontage on San Benito Street, but located out of the specific downtown commercial core of Hollister.

Sale 7: Parcel 2, Tres Pinos Road, Hollister

This is the recent sale of a 1.80-acre site located at the busiest intersection in Hollister. This site was purchased by Hawkins Company as the new location for a Walgreens Pharmacy. According to representatives of the City of Hollister, there was another offer on this site, but Walgreens felt the need to be located on this specific corner at the intersection of Highway 25 bypass and Tres Pinos Road and overbid the original offer in order to secure the site.

Sale 8: 190 San Benito Street, Hollister

This is the expired listing of a 24,000sf site with approximately 18,800sf of net useable footage. However, as previously noted, the cost of improving this site would be costly due to the two elevations that make up the site.

This property did sell during the “bubble” for \$450,000 so the most recent list price of \$179,000 reflects a **decrease of 60%**. However, with construction costs actually rising, the additional cost of improving this site would reflect a larger decrease off of the highs compared to say Sales 3, 4, 5 and 6, all level sites with significantly reduced cost of construction compared to Sale 8.

SUMMARY OF ANALYSIS AND CONCLUSION

The unadjusted range of value for the comparable sales reflects a wide range, from a low of \$9.53/ft for the most recent sale up to \$34.01/ft for the corner location that sold during the “bubble” market in 2006.

The adjusted range of value is reduced significantly from a low of \$10.92/ft up to \$15.30/ft. The highest adjusted value is from Sale 5 which sold for \$34.01/ft, a very high per foot sale price.

Sales 1 and 2 provide very good market data for smallish downtown Hollister commercial sites, selling at \$9.53/ft and \$10.20/ft respectively. The Subject is a larger site which would tend to slightly decrease the per foot value, but the Subject is a better located site than either Sales 1 or 2.

Sale 4 reflects the site with the best comparability to the Subject; a similarly sized site in the Subject’s immediate location, although an interior site and not a corner location. For the purposes of this assignment, I did not apply an adjustment under the location item for Sale 4 due to the almost identical location. Also, Sale 4 is even closer to the new and old Courthouse compared to the Subject, a positive for Sale 4. The adjusted value for Sale 4 is \$12.57/ft, a value tending toward the upper end of the value range.

Sale 7 offers a slight “atypical” conditions of sale adjustment. Apparently the buyers overbid for this site in order to obtain the site for the new Walgreens Pharmacy. However, since it is located at the busiest intersection in Hollister and reflects the last remaining vacant site at this particular intersection, I have not applied a “conditions of sale” adjustment. Rather I am using this sale as the upper end of the value range due to the last remaining vacant site at that particular intersection.

The Subject consists of two legal parcels, a Superior item compared to the comparable sales. While I have recognized the superior legal configuration of the Subject, I have not applied a specific dollar/percentage adjustment for this item, although I have factored this item in my placement of the Subject within the final value range.

I have correlated to a final value of **\$12.25/ft** for the Subject, or \$220,304, rounded to **\$220,000**. Based on the most recent sales of improved properties, this value would appear to be robust. However, the 400 Block Project site is one of the last remaining corner locations fronting San Benito Street that would be available for development. This would tend to point toward the upper end of the value range rather than the lower end of the range.

In conclusion, I have obtained a final, “as is” fee simple value of **\$220,000** for the Subject, as of June 18, 2013 using the sales comparison method.

QUALITATIVE RANKING

In order to tighten the above value, a qualitative ranking system based on the comparability of the comparable sales to the Subject is also used. The result is a sales comparison method that combines both the quantitative method (per foot), and qualitative methods.

The qualitative differences may be analyzed by ranking comparable sales according to their degree of similarity to the Subject property. The magnitude of the differences may be used to decide which comparable sales are the more reliable indicators of the value of the Subject. Qualitative analysis acknowledges the inefficiencies of real estate markets and the difficulty of precisely measuring of the differences between the sale properties and the Subject

The following table ranks the Subject and the comparable sales in similarity.

Rank	Comparable	Sale Price	Adjusted per Acre	Overall Comparability
1	4	\$450,000	\$12.57/ft	Very Good
2	5/6	\$400,000 \$250,000	\$15.30/ft \$11.20/ft	Above Average to Good
3	1/2	\$50,000 \$45,000	\$10.95/ft \$11.73/ft	Above Average
4	3/7	\$476,025 \$1,158,797	\$10.92/ft \$11.30/ft	Average
5	8	\$179,000	\$11.99/ft	Below Average

I am allocating the most weight to Sales 4, 5, 6 - properties that offer the best comparability to the Subject. The adjusted range for these three properties is **\$11.20/ft to \$15.30/ft.**

The final per foot value of \$12.25/ft is a mid range and correlates well to Sale 1, the sale with the most physical characteristics similar to the Subject.

RECONCILIATION AND VALUE CONCLUSION

The sales method was used to obtain the “as is” value of the Subject with the following value obtained:

Sales Method: \$220,000

I have correlated to a value of \$12.25/ft which is toward the upper end of the value range. The good downtown location as well as the Subject being one of the last remaining downtown corner locations would point toward the upper end of the value range.

Therefore, using the sales method, the “as is” value of the Subject, as of June 18, 2013 is:

\$220,000

Two Hundred Twenty Thousand Dollars

EXPOSURE AND MARKETING TIME

The above value is based on reasonable exposure time. Exposure time is defined as follows: “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.” Exposure time for the Subject is rated at 8 to 16 months.

Marketing time for the Subject rated as Equal with similar market conditions before the effective date and estimated market conditions going forward.

STATEMENT OF VALUE

The statement of value is a blending of factors to which the typical buyer would give the most consideration, mainly the cost of acquiring a property with similar amenities. I have concluded my final opinion of value for the Subject property, as of June 18, 2013, to be:

\$220,000

(Two Hundred Twenty Thousand Dollars)

CERTIFICATION OF VALUE

This is to certify that the undersigned appraiser has personally inspected the property herein described, investigated in a completely unbiased manner, and considered all forces affecting its value.

The author has no present or contemplated future interest in the property or the parties involved. In addition, the value estimated in this assignment is in no way related to or contingent upon the fee.

All data documented in this report were taken from public records or from sources deemed informed and reliable. It is the most accurate information upon which the author could form an opinion of value.

It is further certified that this appraisal is in conformity with the professional standards and ethics established by the Appraisal Institute.

No one other than the undersigned appraiser prepared the analysis, conclusions and opinions concerning real estate that are set forth in this appraisal report.

The market value of the property described herein is certified as of June 18, 2013, to be:

\$220,000

(Two Hundred Twenty Thousand Dollars)



Michael Cullinan, Appraiser

AG008372

ADDENDUM

APPRAISAL OF 400 BLOCK PROJECT, HOLLISTER, CA



Intersection of Fourth and San Benito Street, subject is lawn area in background



Looking from San Benito Street to subject, parking garage on far right

APPRAISAL OF 400 BLOCK PROJECT, HOLLISTER, CA



City parking lot that provides access to Subject, subject on right in background, parking garage on left



Subject from parking lot area

APPRAISAL OF 400 BLOCK PROJECT, HOLLISTER, CA



Parking garage in background, city parking lot in foreground,
Subject on far right



Subject looking from parking lot, Fourth Street in far
background



Looking over Subject to intersection of Fourth and San Benito

SALES COMPARISON MAP

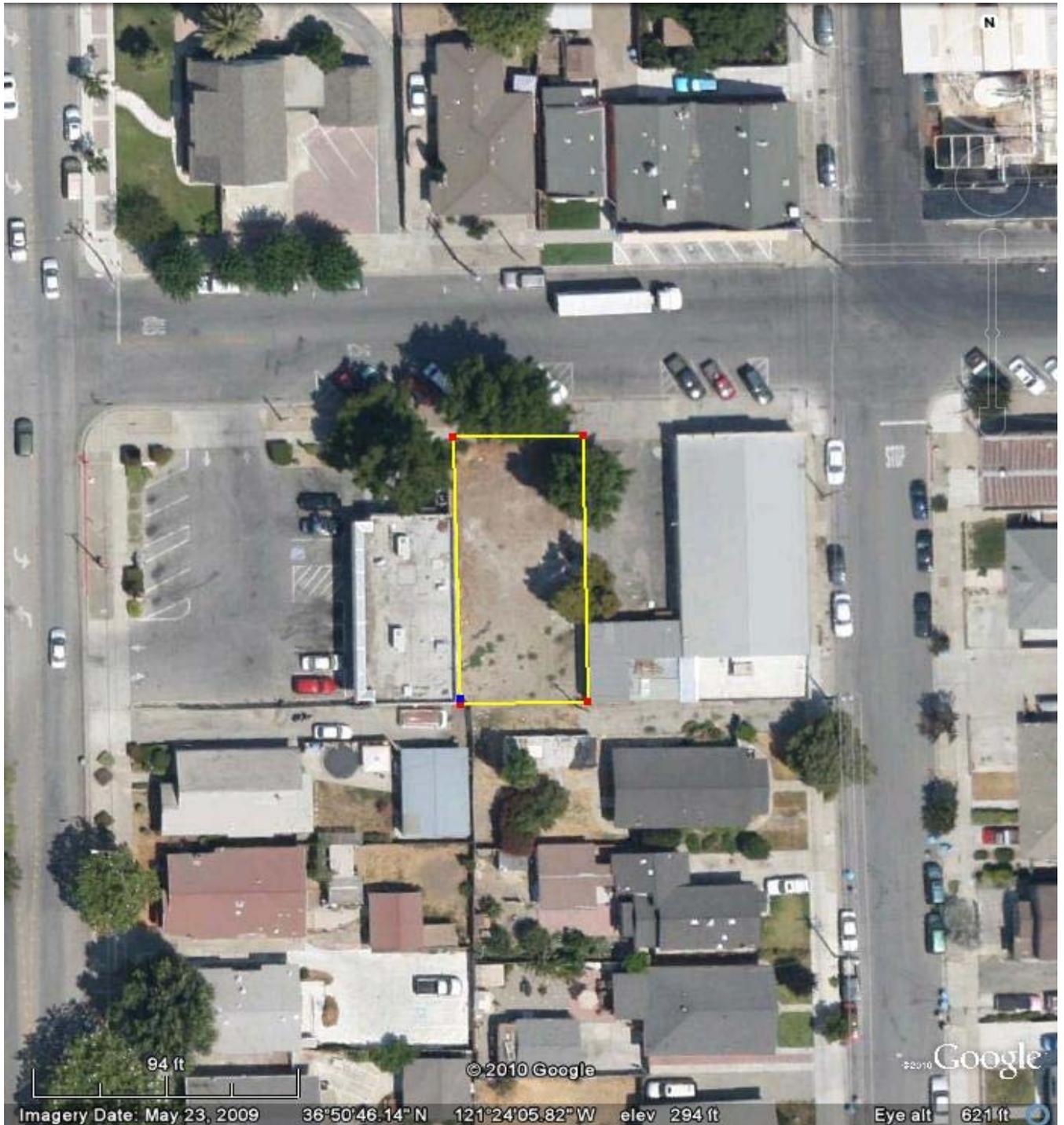


AERIAL PHOTO - SALE ONE



APPRAISAL: 400 BLOCK PROJECT, HOLLISTER, CA.

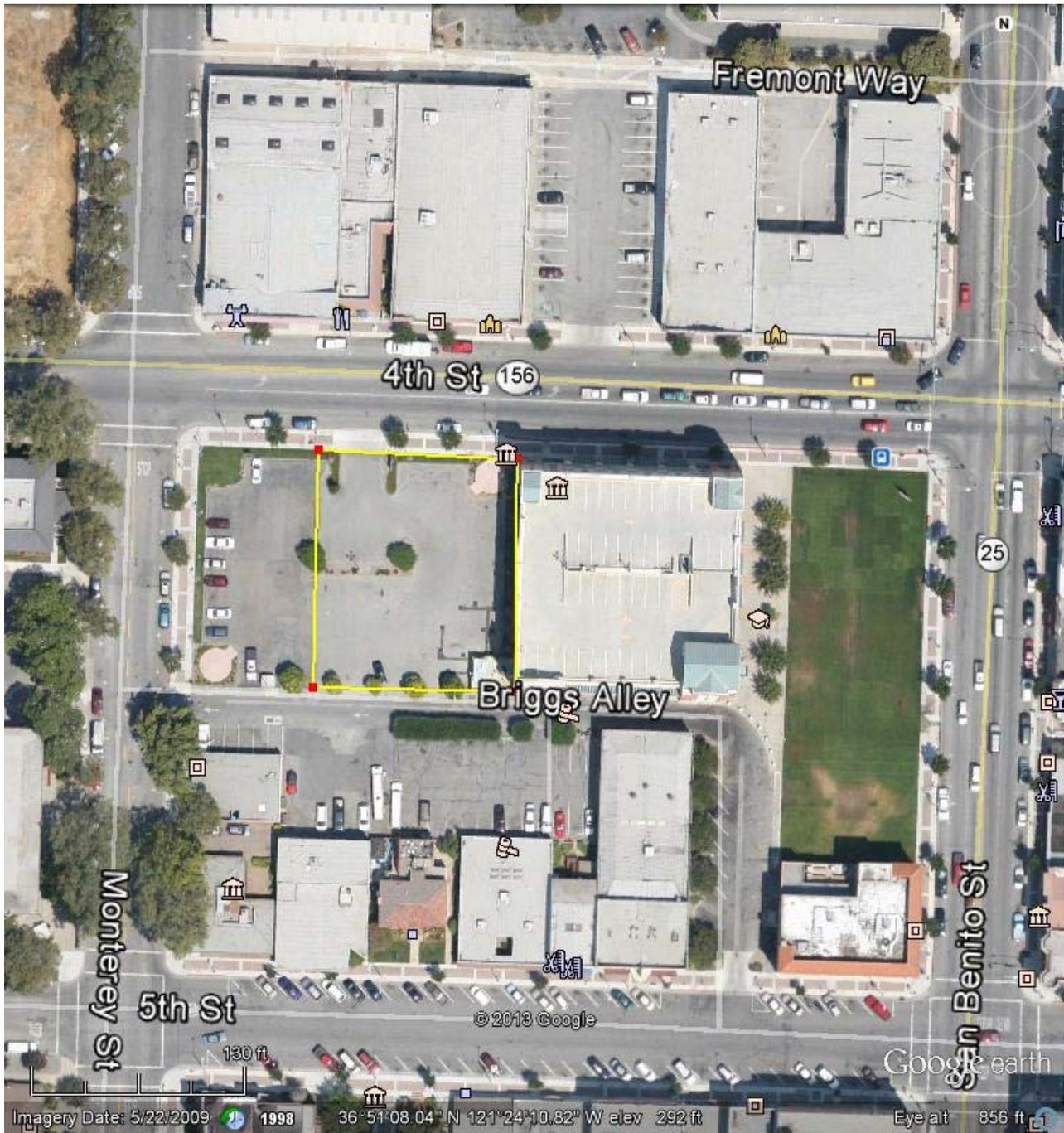
AERIAL PHOTO - SALE TWO



AERIAL PHOTO - SALE THREE



AERIAL PHOTO - SALE FOUR



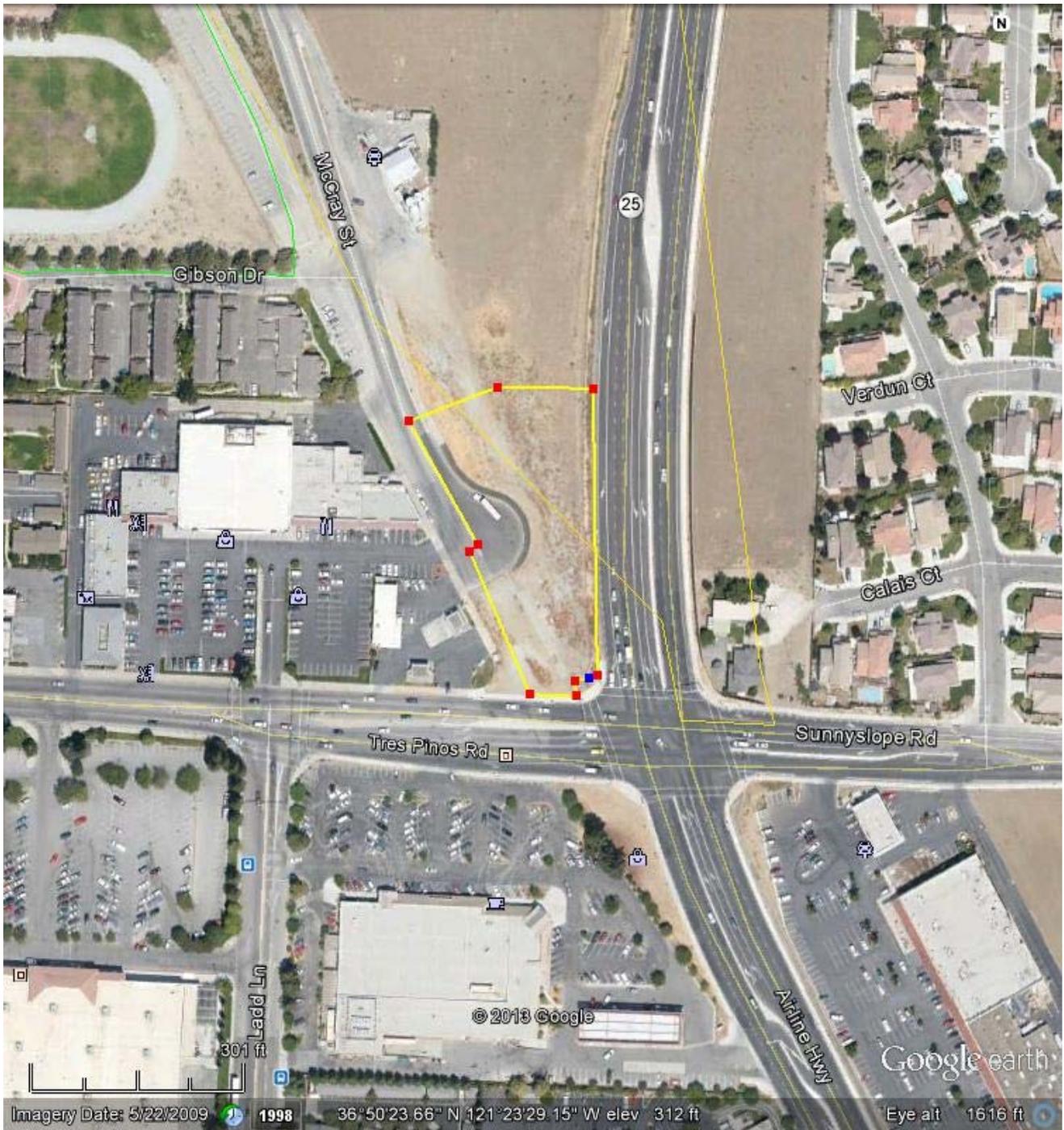
AERIAL PHOTO - SALE FIVE



AERIAL PHOTO - SALE SIX



AERIAL PHOTO - SALE SEVEN



AERIAL PHOTO - SALE EIGHT



APPRAISAL: 400 BLOCK PROJECT, HOLLISTER, CA.

CITY OF HOLLISTER ZONING ORDINANCE

Hollister Municipal Code

[Up](#) [Previous](#) [Next](#) [Main](#) [Search](#) [Print](#) [No Frames](#)

[Title 17 ZONING](#)

[Chapter 17.08 COMMERCIAL ZONE LAND USES AND PERMIT REQUIREMENTS](#)

17.08.020 Commercial and Mixed Use Zone land uses and permit requirements.

The following table identifies the uses of land allowed by this Zoning Ordinance in each commercial and mixed use zone, and the land use permit required to establish each use, in compliance with Section 17.02.030 (Districts Established and Designated).

Site and Architectural Review shall be required for construction of new buildings, and master sign programs in the Commercial and Mixed Use Zoning Districts unless a Master Architectural, Landscaping, Lighting and Sign Program has been approved by the Planning Commission for the property within the last three years and the Development Services Director determines that the submittal substantially conforms with the approved program. Site and Architectural Review shall also be required for façade improvements to the roof lines or the location of doors or window of existing buildings that face streets or public use areas. Administrative Site and Architectural Review is required for some uses that involve outdoor sales activities such as auto sales and nursery products or minor alterations to the exterior of a building.

A. Administrative or administrative review shall be required for the following:

1. Administrative Permit Review. Uses that involve outdoor sales activities such as auto sales and nursery products or changes to the façade of a building that faces a public street or road.
2. Façade Improvement/Alteration. For the addition or removal of up to two doors or windows where the Director determines that the alteration is harmonious with the defining architectural characteristics of the building in relation to materials, scale, size and color and that the building will comply with applicable codes for health and safety, fire, ingress and egress and standards for commercial development. The City Planner may require the addition of an awning or similar feature to comply with the intent of the Commercial and Mixed Use General Development Standards.

Table 17.08-1 Commercial and Mixed Use Zone Uses and Permit Requirements

Land Use ¹	CO	GC	NG	Additional Use Regulations	DMU	NMU	WG	Additional Use Regulations
Commercial Uses								
Adult Entertainment Facilities	NP	NP	NP		NP	NP	NP	
Ambulance Services	CUP	CUP	CUP	(24)	NP	NP	NP	(24)
Animal Sales and Services								
Animal Boarding	NP	APR	CUP	(1) for APR	NP	CUP	CUP	
Animal Grooming	NP	P	CUP		NP	P	P	
Animal Hospitals	UP	CUP	P		CUP	CUP	CUP	
Animal Retail Sales	NP	P	P		NP	P	P	
Antique and Collectible Shops	NP	P	P		P	P	P	
Artists' Studios	APR	P	P		P	P	P	
Automated Teller Machines (ATMs)	AP	AP	AP	(1)	AP	AP	AP	(1)

Bakeries								
Retail	NP	P	P		P	P	P	
Wholesale	NP	CUP	CUP		NP	NP	NP	
Wholesale accessory to bakery	NP	P	P		NP	NP	CUP	
Bars and Night Clubs	NP	CUP	CUP	(2)	APR	CUP	CUP	(2)
Bed and Breakfast Inns	CUP	CUP	CUP	(2) See § 17.22.080	CUP	CUP	CUP	(2) See § 17.22.080
Broker (Auto, Mortgage, Stock)	P	P	P	Enclosed Building	P	P	P	Enclosed building
Building Materials and Services				(4)				(4)
With Incidental Retail Ready Mix	NP	NP	P		NP	NP	NP	Not allowed in a mixed use building
Commercial BuildingN	P	P	P		P	P	P	
Business Support Services	CUP	P	P		P	P	P	
Catering Services	NP	P	P		P	P	P	
Commercial Filming	P	P	P		P	P	P	
Commercial Recreation & Entertainment (2)				(2)				(2)
Building Less than 25,000 sq. ft.	P(5)	P(5)	P(5)		P(5)	P(5)	P(5)	
Building Greater than 25,000 sq. ft. or Outdoor Use	CUP	CUP	CUP		CUP	CUP	CUP	
Convenience Stores	NP	P	P	(2)	NP	P	P	(2)
With Gas Pumps	NP	CUP	CUP		NP	CUP	CUP	
Entertainment, Live (Excluding Adult Entertainment)	NP	CUP	CUP	(2)	P	CUP	CUP	(2)
Equipment Sales, Services, and Rentals within an Enclosed Structure	NP	P	P	(3)	NP	P	CUP	(3)
Farm Equipment Sales and Supplies in an Enclosed Commercial Building	NP	P	P		NP	P	P	Not allowed in a mixed use building
Financial Services	P	P	P		P	P	P	
Food and Beverage Sales	NP	P	P	(2)	P	P	P	(2)
Fortunetelling	P	P	NP		NP	NP	NP	
Fuel and Ice Dealers	NP	CUP	CUP		NP	CUP	CUP	
Funeral Services	CUP	CUP	CUP		CUP	CUP	CUP	
Health and Fitness Clubs	P	P	P		P	P	P	
Hotels and Motels	NP	P	P		CUP	CUP	CUP	
Extended Stay	NP	P	P		CUP	CUP	CUP	
Laboratories	APR	APR	APR	(5)	NP	NP	NP	
Laundries								
Limited	APR	APR	APR	(1)	APR	APR	APR	(1)
Unlimited	CUP	CUP	CUP		NP	NP	NP	
Live-Work Units								

One to Two	NP	NP	NP		P	P	NP	
Two or More					CUP	CUP	CUP	
Maintenance and Repair Services Incidental and Accessory to Retail Sales in an Enclosed Commercial Building								Not allowed in a mixed use building
Major	NP	NP	NP		NP	NP	NP	
Minor	NP	P	P	(6)	P	P	P	(6)
Medical Services	(12)			(24)				(24)
Clinics/Laboratories	APR	APR	APR	(5)	APR	APR	APR	(5)
Extended Care	NP	CUP	CUP		CUP	CUP	CUP	
Nurseries								Not allowed in a mixed use building
Indoors	NP	P	P		P	P	P	
Outdoors	NP	APR	APR	(4)	CUP	APR	APR	(4)
Offices								
Business and Professional	P	P	P		P	P	P	
Large Scale Office Parks	NP	NP	P		NP	NP	NP	
Pawn Shops	NP	CUP	NP	(8)	NP	CUP	NP	(9), (10)
Personal Services	P	P	P		P	P	P	
Personal Improvement Services	P	P	P		P	P	P	
Printing and Publishing								
Limited	APR(1)	P	P		P	P	P	
Unlimited	NP	CUP	CUP		NP	NP	CUP	
Recreational Vehicle Parks	NP	NP	CUP	(11)	NP	NP	NP	
Recycling Facilities								
Reverse Vending	S&A	S&A	S&A	See § 17.22.170	S&A	S&A	S&A	See § 17.22.170
Small	NP	NP	NP	Standards	NP	NP	NP	Standards
Large	NP	NP	NP		NP	NP		
Research and Development Services	NP	NP	CUP		NP	NP	CUP	
Restaurants								
Restaurant (Sit Down)	CUP	P	P	(2)	P	APR	APR	(2)
Drive-Through or Drive-In	NP	APR	APR	See § 17.22.090	NP	APR	APR	See § 17.22.090

Retail Sales	NP(12)	P	P		P	P	P	Flammable or hazardous materials not allowed in a mixed use building
Secondhand or Consignment Stores	NP	P	NP	(10)	P	P	P	(9), (10)
Service Stations	NP	S&A	S&A	(2) See § 17.22.200	NP	S&A	S&A	(2) See § 17.22.200
Shopping Centers	NP	S&A	S&A		NP	S&A	S&A	

Tattoo or Body Piercing Parlors	P	P	NP		P	P	P	(9)
Vehicle Related Sales and Services								
Vehicle Sales and Ancillary Services								
Indoors	NP	P	P	(12)	P	P	P	(6), (13)
Outdoors	NP	NP	APR		NP	NP	NP	
Vehicle Repair Facilities								
Major	NP	NP	APR	(14)	NP	NP	CUP	(15)
Minor	NP	APR	APR	(13), (5)	NP	APR	APR	(13), (5)
Vehicle Storage	NP	NP	NP		NP	NP	NP	
Vehicle Washing	NP	APR	APR	(5), (16)	NP	NP	S&A	(5), (16)
Warehousing/Storage								
Limited for Retail Sales	NP	CUP	CUP	(17)	CUP	CUP	CUP	(17)
Wholesale and Distribution	NP	NP	CUP	(17)	NP	NP	NP	
Public and Semipublic Uses								
Clubs and Lodges	CUP	CUP	CUP	(2)	CUP	CUP	CUP	(2)
Convalescent Hospitals/Nursing Homes	CUP	CUP	NP	(24)	CUP	CUP	CUP	(24)
Cultural Institutions (Libraries and Museums)	CUP	CUP	CUP		APR	APR	APR	(5)
Day Care Centers	CUP	CUP	CUP		CUP	CUP	CUP	
Government Offices	P	P	P		P	P	P	
Hospital	NP	CUP	CUP	(24)	NP	CUP	CUP	(24)
Park and Recreation Facilities	CUP	CUP	CUP		CUP	CUP	CUP	
Parking Lots and Structures	S&A	S&A	S&A		S&A	S&A	S&A	
Public Safety Facilities	S&A	S&A	S&A	(24)	APR	APR	APR	(24)
Public Utility Service Yards	NP	NP	NP		NP	NP	NP	
Religious Assembly	P*	P*	CUP	*See § 17.22.180	NP	CUP	CUP	
Schools								
Private/Public	CUP	CUP	CUP		CUP	CUP	CUP	
Trade (Except Schools for Truck, Automobile, Heavy and Mechanical Equipment Repair Are Not Allowed)	CUP	CUP	CUP		CUP	CUP	CUP	
Telecommunications								
Major	NP	CUP	CUP	(18)	NP	NP	NP	
Minor	P	P	P		P	P	P	
Utilities—Major	NP	NP	NP	(19)	NP	NP	NP	(19)
Residential Uses								
New Single-Family Residential	NP	NP	NP	Replacement (20)	NP	NP	NP	Replacement (20)
					NP (21)	CUP	CUP	

Caretaker and Employee Housing	CUP	CUP	CUP		CUP	CUP	CUP	
Existing Commercial Building								
First Floor	NP	NP	NP		NP	NP	APR	
Second Floor Reuse for Residential	NP	NP	NP		S&A	S&A	S&A	
New Mixed-Use Building	NP	NP	NP		S&A	S&A	S&A	
Multifamily					P	P	P	
Day Care Homes, Family—Large	P	NP	NP		APR	APR	APR	
Second Dwelling Unit	NP	NP	NP		NP	NP (23)	NP	
Temporary Residential Shelter								
Small Temporary Residential Shelter	NP	CUP	P (22)		NP	CUP	CUP	
Large Temporary Residential Shelter	NP	CUP	P (22)		NP	CUP	CUP	
Industrial Use (See Chapter 17.10)	NP	NP	NP		NP	NP	NP	
Accessory Uses and Structures								
Utilities—Minor	P	P	P		P	P	P	
Temporary Uses	TUP	TUP	TUP	See § 17.24.180	TUP	TUP	TUP	See § 17.24.180

1 Permits Requirement

- P Permitted use in zoning district. It is the responsibility of the building owner, or lessee to secure any permits or complete tenant improvements to assure that the use complies with applicable federal, state and local requirements.
- AP Administrative Permit issued at Development Services Department.
- APR Administrative Permit Review and approval by the Development Review Committee (DRC) for compliance with standards without a public hearing.
- mTUP Minor Temporary Use Permit.
- MTUP Major Temporary Use Permit.
- CUP Conditional Use Permit required with Planning Commission approval.
- S&A Site and Architectural Review required with Planning Commission approval.
- NP Not permitted.

Additional Use Regulations and Notes:

- (1) Administrative Permit Review shall be required to ensure compliance with standards in Section 17.24.190(B)(2) (Site and Architectural Review Project Review).
- (2) See Section 17.22.070, Alcohol uses.
- (3) Vehicles rented for hauling shall be stored within an enclosed building or off-site in the M-1 Zoning District.
- (4) An Administrative Permit Review is required for establishment of outdoor storage to assure compliance with standards for screening in Sections 17.08.030(E), (J) and (N) and Section 17.22.160 (Outdoor merchandise and display activities).
- (5) Use is allowed with an Administrative Permit Review or if required a Site and Architectural Review to assure compliance with Chapter 17.18 (Pedestrian, Bicycle, Parking and Loading Standards).
- (6) Maintenance and repair service shall be accessory to retail sales and located within a portion of the building screened from public view and the sales floor and display areas.
- (7) Exempt if property is within a City-approved parking assessment district in compliance with Section 17.18.090(A)(4) (General Parking Reduction).
- (8) There shall be a minimum distance of seven hundred fifty (750) feet between pawn shops.
- (9) There shall a maximum of one per street frontage on a block.
- (10) No firearm or weapon sales shall be allowed.
- (11) Recreational Vehicle parks shall be sited at least five hundred (500) feet from State Highway 25 or San Felipe Road.
- (12) Minor retail sales that directly relate to the principal use are permitted as an accessory use in the CO district. Retail sales shall not occupy more than ten percent (10%) of the total gross floor area of the structure(s) on a site and shall be incidental to the principal use except for professional pharmacies that are part of a medical office complex.
- (13) Minor auto services uses such as an oil change/smog facility, tire shop and repairs that would be accessory to a fuel service station or dealership will be allowed. Welding is prohibited in the Mixed Use Zones.
- (14) Limited auto-related uses that would normally be permitted in an Industrial Zoning District may be allowed in the North Gateway District with an Administrative Permit Review subject to the following requirements:

- (a) The automobile repair or alteration of the body or exterior of an automobile use(s) shall be located on an interior lot that does not have frontage on Highway 25 or San Felipe Road or behind buildings that front San Felipe Road.
- (b) The operation shall be contained within an enclosed building. Roll-up doors shall be oriented away from public streets and screened from public use area on adjoining properties.
- (c) Storage of automobiles for repair or service shall be within an enclosed building or concealed by an attractive masonry garden wall or similar vegetative screen. The use of a cyclone fence with wood slats or barbed wire shall be prohibited.
- (d) Visible off-street parking shall be limited to a twenty (20) minute loading zone for customer pick-up/drop off and employee parking.
- (e) The facility shall not share a boundary with property located in a Residential Zoning District or a hotel/motel.
- (f) The cumulative area of the auto-related uses shall not constitute more than twenty percent (20%) of the uses on an interior street or lot ten percent (10%) of the uses in the North Gateway Zoning District.
- (15) Auto Repair, Tune-up, Body Shop, Tire Store. One auto service facility that would serve the West Gateway District and surrounding residential land uses will be allowed within the WG district with a conditional use permit with the following standards. The combined auto repair/maintenance use(s) shall be confined to an area not larger than two acres.
 - (a) In order to establish an attractive entrance to Hollister and avoid an industrial appearance, all vehicles shall be contained within an enclosed building or concealed by an attractive garden wall or similar vegetative screen with the exception of a twenty (20) minute loading zone for customer pick-up/drop and employee parking.
 - (b) The facility shall not share a boundary with property located in the R1, R-2, R-3 or R4 District.
- (16) A Conditional Use Permit is required for any vehicle washing, drying or vacuuming done by mechanical means within two hundred fifty (250) feet of a residential zoning district or the property line of a building with a mix of commercial and residential uses. An acoustic study may be required by the City Planner.
- (17) The following additional regulations shall apply to all limited warehousing uses:
 - (a) All storage shall be kept within an enclosed building, except propane or gasoline powered engines or storage tanks or any boats or vehicles incorporating such components shall be stored only in designated screened areas.
 - (b) Offices, animal-related uses and animal storage, manufacturing, assembly of goods, and retail or wholesale distribution of any item stored within the facility shall be prohibited at the limited warehouse facility.
 - (c) The repair, construction, or reconstruction of any boat, engine, motor vehicle, furniture, appliance, machinery and the storage of any propane or gasoline storage tank is prohibited within any structure used for limited warehousing or on the premises of such limited warehousing, unless otherwise provided for in this Zoning Code.
- (18) Major facilities shall be located a minimum of five hundred (500) feet from a Residential Zoning District or school. Stealth telecommunication facilities are required with a CUP on properties located in the North Gateway Zoning District. Telecommunication facilities shall be aesthetically and architecturally compatible with adjacent structures and features in terms of shape, materials and colors and the City Planner may require stealth telecommunication facilities in the GC Zoning District to assure compatibility with surrounding land uses. Facilities shall comply with requirements in Section 17.22.240, Article II, (Telecommunications).
- (19) Municipal wells, drainage, and flood control facilities may be considered subject to an Administrative Permit for compliance with standards in Section 17.24.190(B) (Site and architectural review) of this Title.
- (20) A single-family residence lawfully established prior to the effective date of the ordinance codified in this chapter may be reconstructed if the building is involuntarily damaged or partially damaged by a fire or other calamity. The building shall be constructed consistent with the standards in the Old Town Zoning District.
- (21) An exception may be allowed for lots located in the Fault Hazard Overlay Zone and if is not feasible for the property owner to conduct a surface fault investigation for a commercial or multifamily use due to the size of the property and surrounding land uses.
- (22) Small temporary residential shelters (STRS) or large temporary residential shelter (LTRS) is permitted by right in the NG Zoning District provided that if it is located at least one thousand (1,000) feet from another STRS or LTRS, five hundred (500) feet from a public park, a public or private K-12 school or an R1, R2 or OT Zoning District and within one thousand (1,000) feet of a bus route. An exception to the one thousand (1,000) foot separation from an R1, R2 or OT District may be made if the shelter is located on the opposite side of Highway 25 or San Felipe Road. The STRS and LTRS shall comply with standards in Section 17.22.120 (Homeless Shelters or Transitional Housing) of this Title. A Conditional Use Permit is required for a STRS that does not comply with the location and development standards or in the NG Zoning District.
- (23) Permitted where a single-family residence was established on a legal lot that is less than eight thousand (8,000) square feet in size and the accessory second unit complies with the standards in Section 17.22.040 (Accessory Secondary Residential Units) and there is not potential for lot consolidation with adjoining parcels to accommodate future multifamily development.
- (24) Establishment of the land use is prohibited if the property is located in the Flood Hazard Overlay Zone.

Table 17.08-3 Commercial District Development Regulations

Development Regulation	CO	GC	NG
Lot Size—Minimum (2), (3)	7,500 sq. ft.	7,500 sq. ft.	10,000 sq. ft.

Lot Width—Minimum	75 ft.	75 ft.	100 ft.
Lot Depth—Minimum	100 ft.	100 ft.	100 ft.
Lot Frontage—Minimum	50 ft.	50 ft.	50 ft.
Yards—Minimum (4), (5), (6)			
Front (5)	10 ft.(5)	0 ft.	0 ft.
Development Regulation	CO	GC	NG
Side			
Interior (6)	0 ft	0 ft.	0 ft.
Corner (7)	10 ft.	0 ft.	0 ft.
Rear (6)	10 ft.	0 ft.	0 ft.
Height—Maximum (5), (7)	30 ft.	50 ft.	50 ft.
FAR—Maximum	0.3	2.0	2.0
Residential Development			
Mixed Use Buildings and Developments			
Landscaping—Minimum (Percent of Lot Area)			
Parcels less than 15,000 sq. ft. (8)	5%	10%	10%
Parcels 15,000 sq. ft. or more (8)	5%	5%	5%

Additional Use Regulations and Notes:

- (2) Development on Existing Lots of Record. A legally created lot having a width or area less than required for the district in which it is located shall be developed subject to the same property development regulations as a standard lot. No substandard lot shall be further reduced in area or width.
- (3) The minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping substations, and other similar facilities, or in conjunction with shopping centers and office complexes where two or more separate lots would be created and be subject to a reciprocal agreement utilizing shared parking, landscaping, and related facilities when it can be demonstrated that the purpose of the district can be achieved and that the public health, safety, and general welfare will be maintained.
- (4) See Section 17.16.110 for exceptions to setbacks from building projections such as stairs, terraces, balconies, porches, cornices, eaves, canopies, awnings and stairs.
- (5) The front yard setback in the CO zone may be reduced to the average distance of the existing buildings from their front property line on the two abutting lots adjoining the front property line.
- (6) Structures shall not intercept a forty-five (45) degree inclined plane inward from a height of ten (10) feet above existing grade at a residential district boundary line. Single story structures and ground level parking may encroach a maximum of five feet into required side and rear yards.
- (7) The area between the front and corner side property line and building that is not part of a driveway shall be landscaped or developed for outdoor seating.
- (8) Up to twenty (20) percent of the required landscaping can be credited from outdoor seating areas and shaded dedicated pedestrian walks through parking areas.

(Ord. 1083 § 3, 2012; Ord. 1056 §§ 10, 11, 2009; Ord. 1038 § 2, 2008)

CERTIFICATION OF APPRAISER

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the Subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the Subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
8. I have made a personal inspection of the property that is the Subject of this report.
9. No one provided significant real property appraisal assistance to the person signing this certification.
- 10 I have performed *no services*, as an appraiser or in any other capacity, regarding the property that is the Subject of this report within the three-year period immediately preceding acceptance of this assignment.



Michael Cullinan
AG008372

MICHAEL J. CULLINAN
CULLINAN APPRAISAL & REALTY
11950 Cienega Road - Hollister, CA 95023
(831) 637-7567 Fax (831) 636-8538

EDUCATION:

California State University Sacramento, Bachelor of Science Degree in Economics
Eight college-level Broker courses for the California Real Estate Broker's License
Residential Appraisal Course - 15 hours
Uniform Appraisal Standards and Guidelines Course - 15 hours
The Basics of Appraisal - 15 hours
Fundamentals of Appraisal - 31.5 hours
Fundamentals of Appraisal II - 30 hours
Real Estate Analysis - 15 hours
Sales Comparison Approach - 15 hours
Cost and Income Approach - 15 hours
Appraisal Financing and Math - 15 hours
Appraisal Regulations & Math - 15 hours
Cash Flow Analysis - 15 hours
Appraisal Institute - Advanced Income Capitalization - 36 hours

SEMINARS:

Appraising the Tough Ones (Complex Properties) - 15 hours
Professional Standards and Ethics of The Appraisal Institute - 9 hours
1993 Revised URAR Seminar - 7 hours
1995 Monterey Bay Seminar - 6 hours
Understanding Limited Appraisals - 7 hours
Subdivision Analysis - 7 hours
Practical Overview of Evaluations and Limited Reports - 7 hours
Eminent Domain - 7 hours
State and Federal Regulations - 4 hours
Standards of Professional Practice, Part A - 15 hours
Vineyard Valuation - 7 hours
1997 Monterey Bay Seminar - 7 hours
New Industrial Valuation Seminar - 7 hours
Detrimental Conditions Seminar - 7 hours
1999 Monterey Bay Seminar - USPAP update- 7 hours
Sales Comparison Adjustments - 7 hours
Sales Comparisons of Mixed-Use Properties - 15 hours
Mello Roos Assessment Seminar - 8 hours
Partial Interest Valuation, Undivided - 7 hours
Conservation Easement Seminar - 15 hours
Apartment Appraisal Seminar - 15 hours
Foundations of Eminent Domain - 7 hours
Case Studies in California Eminent Domain
2002, 2004, 2006 and 2008, 2010 Monterey Bay Appraisal Seminars - 35 hours
Subdivision Valuation - 7 hours
Scope of Work Seminar - 7 hours
Conservation Easement Seminar - 35 hours

EXPERIENCE:

CULLINAN APPRAISAL & REALTY - Owner - 1987 to Present

Appraisal and sales of single and multi-family residential properties, industrial and commercial properties, livestock grazing ranches and irrigated farmland, recreational land and subdivision appraisals.

Valuation of partial interests, qualified expert witness for San Benito and Santa Clara Counties.
Court appointed referee, partition consultation/appraisals.

**MICHAEL J. CULLINAN
CULLINAN APPRAISAL & REALTY**

PARTIAL LISTING OF CLIENTS

Balbas and Tiffany, Attorneys at Law
Denise Benoit, Attorney at Law
William Bryan, Attorney at Law
Paxton & O'Brien, A Law Corp.
Hoge, Fenton, Jones & Appell
James Pleyte, Attorney at Law
Stephen Penn, Attorney at Law
Granite Rock Company
Bianchi & Lorincz, CPA
Michael Grace, CPA
Tom Harlow, CPA
William Matusich, CPA
Andrea Fortino, Attorney at Law
Daniel DeVries, Attorney at Law
Kerry Loricz, CPA
Michael Grace, CPA

Monterey County Bank
1st Capital Bank
Pacific Valley Bank
Pinnacle Bank
Rabobank
Union Bank
Heritage Bank

San Benito County
City of Hollister
Sunnyslope County Water District
San Benito Water District
Hollister School District
San Benito High School
Tres Pinos Water District

REFERENCES

Chris Mann
Granite Rock Company
P.O. Box 50001
Watsonville, Ca. 95076
(831) 768-2073

William Tiffany
Tiffany & Balbas Law Office
535 Monterey Street
Hollister, Ca.
831-637-0071

Anne Hall
San Benito Engineering
502 Monterey Street
Hollister, Ca. 95023
831-637-7567

James Abel
Senior Appraiser
Yosemite Farm Credit
760 West 18th Street
Merced, Ca. 95340
209-383-1116

Russ Miller
Union Bank
655 Main Street
Watsonville, Ca. 95076
(831) 761 - 4334

Harvey Blodgett
Vice President
Pinnacle Bank
7597 Monterey St
Gilroy, Ca. 95020
408-842-8200

Daniel DeVries
DeVries Law Group
53 Muckelimi St.
San Juan Bautista, Ca. 95045
831-623-4100

LICENSES

Office of Real Estate Appraisers - General Certified #AG008372
California Department of Real Estate Brokers - License #838244

ASSOCIATIONS, ORGANIZATIONS

General Associate: Appraisal Institute
National Association of Realtors
California Association of Realtors
San Benito County Association of Realtors
San Benito County Chamber of Commerce
Rotary International, Hollister
Board of Directors, 33rd District
Agricultural Association (San Benito County Fair)