

ATTACHMENT 4

Budget

Table 5. Project Budget

Proposal Title: Dixon Regional Watershed Plan Implementation

Project Title: Dixon Main Drain / V-Drain Enlargement Project

Category		(a)	(b)	(c)	(d)
		Requested Grant Amount	Cost Share: Non-State Fund Source* (Funding Match)	Cost Share: Other State Fund Source*	Total Cost
(a)	Direct Project Administration Costs	\$69,361.37	\$69,361.37	\$ -	\$138,722.74
(b)	Land Purchase/Easement	\$105,373.75	\$105,373.75	\$ -	\$210,747.50
(c)	Planning/Design/Engineering/ Environmental Documentation	\$134,474.07	\$134,474.07	\$ -	\$268,948.14
(d)	Construction/Implementation	\$926,000.00	\$926,000.00	\$ -	\$1,852,000.00
(e)	Environmental Compliance/ Mitigation/Enhancement	\$25,600.00	\$155,600.00	\$130,000.00	\$311,200.00
(f)	Construction Administration	\$68,950.00	\$68,950.00	\$ -	\$137,900.00
(g)	Other Costs	\$50,518.26	\$50,518.26	0	\$101,036.51
(h)	Construction/Implementation Contingency	\$92,600.00	\$92,600.00	\$ -	\$185,200.00
(i)	Grand Total	\$1,472,877.45	\$1,602,877.45	\$130,000.00	\$3,205,754.89
*List of sources of funding:					
Non-State Funding Sources					
	Dixon Regional Watershed Joint Powers Authority Fund Balance	\$651,410.58			
	Dixon Regional Watershed Joint Powers Authority Amount Paid to Project for Costs from 10/1/2008 to 12/31/2012	\$376,982.39			
	Solano County Water Agency Grant	\$500,000.00			
	Dixon Resource Conservation District Contribution	\$300,000.00			
	Subtotal Non-State Fund Sources	\$1,828,392.97			
Other-State Funding Sources					
	DWR Special Projects Grant for Delta Levee Maintenance	\$130,000.00			

ATTACHMENT 4 Budget

Table 6. Summary Budget

Proposal Title: Dixon Regional Watershed Plan Implementation

Individual Project Title		Requested Grant Amount	Cost Share: Non-State Fund Source*	Cost Share: Other State Fund Source*	Total Cost	% Funding Match (col. b/ col. d)
			(Funding Match)			
(a)	Dixon Main Drain / V-Drain Enlargement Project	\$1,472,877.45	\$1,602,877.45	\$130,000.00	\$3,205,754.89	50%
(i)	Grand Total (Sum rows (a) through (h) for each column)	\$1,472,877.45	1,602,877.45	\$130,000.00	\$3,205,754.89	50%

List of Appendices:

Appendix A: Appraisals

Table 4.A. Detailed Project Budget Documentation

(a) Direct Project Administration					
Task 1. Administration					
Costs Incurred 10/1/2008 to 12/31/2012	(see backup attached, line 13)				\$ 38,402.74
Estimated Cost 1/1/2013 to project completion					\$ 70,000.00
Task 2. Labor Compliance Program					
Estimated Cost 5/1/2014 to 11/30/2014		Rate	months	hrs/mo	total
	Construction Manager III	\$170	5	16	\$ 13,600.00
Task 3. Reporting					
Estimated Cost 8/15/2013 to 1/30/2015		Rate	months	hrs/mo	total
	Principal Engineer	\$190	5.5	16	\$ 16,720.00
Total (a) Direct Project Administration					\$ 138,722.74
(b) Land Purchase/Easements					
Appraisal and Right of Way Acquisition Agents Costs incurred 10/1/2008 to 12/31/2012	(see backup attached, line 14)				\$ 44,172.50
Cost of Easement per 7/2010 appraisal	(see appraisal attached)				\$ 166,575.00
Total (b) Land Purchase/Easements					\$ 210,747.50
(c) Planning/Design Engineering/Environmental Documentation					
Task 4. Assessment and Evaluation					
Costs Incurred for Assessment and Evaluation were incurred prior to 10/2008	(amount is \$0, all studies done prior to 10/2008)				\$ -
Task 5. Final Design					
Design Costs to 95% complete Incurred 10/1/2008 to 12/31/2012	(see backup attached, lines 3 and 5)				\$ 122,369.54
Estimated Cost to Complete 100% (Final) Contract Documents		Rate	hrs	total	
	Engineering Manager	\$210	20	\$4,200	
	Principal Engineer	\$190	90	\$17,100	
	Associate Engineer	\$155	40	\$6,200	
	Sr Designer/CAD Operator	\$110	20	\$2,200	
	Administrative IV	\$100	20	\$2,000	
(see attached rate sheet)				\$31,700	\$ 31,700.00
Task 6. Environmental Documentation					
EIR Costs Incurred 10/1/2008 to 12/31/2012	(see backup attached, line 10)				\$ 24,085.47
Task 7. Permitting					
Obtain Permits, Costs Incurred 10/1/2008 to 12/31/2012	(see backup attached, line 11)				\$ 56,733.13
Estimate Cost Permit Extensions and Modifications		Rate	hrs	total	
	Engineering Manager	\$210	8	\$1,680	
	Principal Engineer	\$190	60	\$11,400	
	staff biologist	\$100	60	\$6,000	
				\$19,080	\$ 19,080.00
Estimated Cost for NOI, Construction General Permit	(63 acres at \$43 per acre)				\$ 2,700.00
Task 8. Construction Contracting					
Estimated cost for bidding through notice to proceed		Rate	hrs	total	
	Engineering Manager	\$210	16	\$3,360	
	Principal Engineer	\$190	24	\$4,560	
	Construction Manager III	\$170	8	\$1,360	
	Plan Production and Distribution Cost			\$3,000	
(see attached rate sheet)				\$12,280	\$ 12,280.00
Total (c) Planning/Design Engineering/Environmental Documentation					\$ 268,948

(d) Construction / Implementation**Task 9. Construction**

Construction Cost Estimate, Based on 95% Complete Plans

Item	Unit	Quantity	Unit Cost, dollars	Cost, dollars
Mobilization and Demobilization (not to exceed 6% of bid)	LS	1	105,000	105,000
Sheeting, Shoring and Bracing	LS	1	21,000	21,000
Storm Water Pollution Prevention Program Covering Construction General Permit Order 2009-0009-DWQ including silt curtains	LS	1	21,000	21,000
Temporary Facilities	LS	1	5,000	5,000
Dewatering/Desilting/Ground and Surface Water Disposal	LS	1	20,000	20,000
Site Preparation	LS	1	5,000	5,000
Demolition and Salvage	LS	1	5,000	5,000
Dixon Main Drain Channel Excavation	CY	31,000	4.10	127,100
Precast Bridge, Foundation, Headwalls and Wingwalls	LS	1	68,000	68,000
Dixon Main Drain Weir at Precast Bridge	LS	1	30,000	30,000
Relocate Utility Pole and Lines	Each	1	10,000	10,000
Irrigation Intake Structure	Each	1	7,000	7,000
12-inch HDPE Pipe	LF	320	50	16,000
15-inch HDPE Pipe	LF	100	61	6,100
18-inch HDPE Pipe	LF	373	74	27,602
24-inch HDPE Pipe	LF	489	98	47,922
Slide Gates	Each	9	5,100	45,900
Replace Existing Railroad Car Bridge and Abutments	LS	1	124,000	124,000
Rock Rip Rap	Ton	160	72	11,520
V-Drain Channel Excavation	CY	180,000	5.10	918,000
V-Drain Weir Abutment	LS	1	48,000	48,000
Highline Irrigation Channel	CY	21,000	6.10	128,100
8-inch Irrigation Main	LF	200	81	16,200
Trash Rack Modifications	LS	1	36,000	36,000
Chain Link Fence Beyond Trash Rack	LF	76	31	2,356
Subtotal				1,852,000

Total (d) Construction / Implementation**\$ 1,852,000****(e) Environmental Compliance/Mitigation/Enhancement****Task 10 Environmental Compliance/Mitigation/Enhancement**

Construction Cost Estimate for Mitigation and Enhancement, Based on 95% Complete Plans

Item	Unit	Quantity	Unit Cost, dollars	Cost, dollars
Mobilization and Demobilization (not to exceed 6% of bid)	LS	1	15,000	15,000
Upland Seeding	Acre	53.0	2,000	106,000
Barbed Wire Fence	LF	8,600	16	137,600
Gates	Each	13.0	1,000	13,000
Subtotal				272,000
Contingency	10%			27,200
Total				299,200

Estimate for Postconstruction report, annual monitoring report for 5 years

staff biologist	Rate	hrs	total
	\$100	120	\$12,000

Total (e) Environmental Compliance/Mitigation/Enhancement**\$ 311,200****(f) Construction Administration****(f) Task 10 Construction Administration**

Estimated Cost Construction Administration

	Rate	hrs	total
Engineering Manager	\$210	30	\$6,300
Principal Engineer	\$190	40	\$7,600
Construction Manager III	\$170	200	\$34,000
Resident Inspector III	\$170	50	\$85,000
staff biologist	\$100	50	\$5,000
			\$137,900

Total (f) Construction Administration**\$ 137,900****(g) Other Costs**

Legal Services				\$ 44,018.26
Permit Fees, Costs Incurred 10/1/2008 to 12/31/2012	(see backup attached line 1)			\$ 46,818.25
Preconstruction Wildlife Surveys, Costs Incurred 10/1/2008 to 12/31/2012	(see backup attached line 12)			\$ 7,800.00
Preconstruction Wildlife Surveys	Rate	hrs	total	
staff biologist	\$100	24	\$2,400	\$ 2,400.00

Total (g) Other Costs**\$ 101,037**

(h) Construction Contingency

Construction contingency is estimated to be 10%, customary for plans complete to the 95% level

Construction Cost	1,852,000
Contingency Percent	10%
Total	\$185,200

\$ 185,200

Table 4.B.

Dixon Main Drain / V-drain Cumulative Project Cost Backup

Line	Acct. Code	Description	Totals To Date	2004/2005 Actual	2005 2006 Actual	2006 2007 Actual	2007 2008 Actual	7/1/08 - 9/30/08 Actual	10/1/08 - 6/30/09 Actual	2009/2010 Actual	2010/2011 Actual	2011/2012 Actual	2012/2013 YTD	Since 10/1/2008
		Beginning Fund Balance (reconciled)		\$0.00	\$272,653.84	\$1,120,471.12	\$1,097,515.99	\$988,033.23	\$971,650.66	\$875,945.85	\$750,495.82	\$676,357.70	\$651,410.58	
		Revenues												
	9511	Other Governmental	\$1,100,000.00	\$270,000.00	\$830,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	9401	Interest	\$176,845.95	\$2,653.84	\$34,406.03	\$51,284.25	\$46,946.78	\$5,582.94	\$15,259.28	\$10,138.81	\$5,754.23	\$3,932.07	\$887.72	\$35,972.11
		Total Revenues	\$1,276,845.95	\$272,653.84	\$864,406.03	\$51,284.25	\$46,946.78	\$5,582.94	\$15,259.28	\$10,138.81	\$5,754.23	\$3,932.07	\$887.72	
		Expenses												
1	2176	Fees and Permits	\$46,818.25						\$7,458.25	\$39,360.00				\$46,818.25
2	2177	Documents Records	\$19,000.00				\$6,000.00	\$13,000.00		\$0.00				\$0.00
3	2238	Engineering Service WYA.	\$238,036.12		\$11,402.17	\$36,782.65	\$67,600.31	\$639.45	\$28,153.13	\$49,414.32	\$22,396.28	\$7,278.17	\$14,369.64	\$121,611.54
4	2238	Engineering Service WYA Construction Service	\$0.00											\$0.00
5	2238	Engineering Service: Kleinfelder Design	\$18,330.70				\$17,335.10	\$237.60	\$258.00	\$500.00				\$758.00
6	2239	Legal Services	\$49,958.74			\$1,974.44	\$3,751.28	\$214.76	\$8,702.24	\$10,097.65	\$8,751.20	\$9,178.89	\$7,288.28	\$44,018.26
7	2245	Contracted Service (Potholing)	\$0.00											\$0.00
8	2245	Contracted Service J&S Conceptual Design	\$5,186.58		\$5,186.58									\$0.00
9	2245	Contracted Service J&S Environmental Review	\$0.00											\$0.00
10	2245	Contracted Service Raney Planning EIR	\$81,860.88			\$30,084.49	\$32,601.78	\$2,889.14	\$16,285.47					\$16,285.47
11	2245	Contracted Service Monk & Assoc. Permitting	\$90,163.56			\$4,683.80	\$23,762.07	\$4,984.56	\$30,572.50	\$15,660.88	\$9,800.62	\$699.13		\$56,733.13
12	2245	Contracted Service: BSK Associates (Owl Surveys)	\$7,800.00								\$6,500.00	\$1,300.00		\$7,800.00
13	2250	Other Professional Services (DRCD Administration)	\$44,420.74			\$714.00	\$5,304.00		\$10,152.00	\$9,764.74	\$11,178.00	\$7,308.00		\$38,402.74
14	2250	Other Professional Services (Appraisals & Right of Way Services)	\$44,172.50						\$9,000.00	\$10,791.25	\$21,266.25	\$3,115.00		\$44,172.50
15	2280	Publication and Legal Notices	\$382.50						\$382.50					\$382.50
16	2295	Rents and Leases- Buildings	\$75.00				\$75.00							\$0.00
17	3310	Easements	\$0.00											\$0.00
		Total Expense	\$646,205.57	\$0.00	\$16,588.75	\$74,239.38	\$156,429.54	\$21,965.51	\$110,964.09	\$135,588.84	\$79,892.35	\$28,879.19	\$21,657.92	\$376,982.39
		Net Position	\$630,640.38	\$272,653.84	\$847,817.28	-\$22,955.13	-\$73,541.93	-\$16,382.57	-\$95,704.81	-\$107,803.20	-\$74,138.12	-\$25,737.82	-\$25,737.82	
		Ending Fund Balance	\$630,640.38	\$272,653.84	\$1,120,471.12	\$1,097,515.99	\$988,033.23	\$971,650.66	\$875,945.85	\$750,495.82	\$676,357.70	\$651,410.58	\$630,640.38	



Table 4.C.

WEST YOST ASSOCIATES, INC.
2013 Billing Rate Schedule

(Effective January 1, 2013 through December 31, 2013)*

Position	Labor Charges (dollars per hr)
Principal/Vice President	220
Engineering Manager	210
Principal Engineer/Scientist	190
Senior Engineer/Scientist/GIS Analyst	170
Associate Engineer/Scientist	155
GIS Analyst	150
Engineer II/Scientist II	135
Engineer I/Scientist I	115
Construction Manager III	170
Construction Manager II	155
Construction Manager I	145
Resident Inspector III	128
Resident Inspector II	118
Resident Inspector I	105
Sr. Designer/Sr. CAD Operator	110
Designer/CAD Operator	98
Technical Specialist II	95
Technical Specialist I	80
Engineering Aide	65
Administrative IV	100
Administrative III	90
Administrative II	75
Administrative I	60

Outside Services such as vendor reproductions, prints, shipping, and major West Yost reproduction efforts, as well as Engineering Supplies, Travel, etc. will be billed at actual cost plus 15%.

Direct Costs including general computers, system charges, telephone, fax, routine in-house copies/prints, postage, miscellaneous supplies, and other incidental project expenses will be billed at 5% of West Yost labor charges.

Mileage will be billed at the current Federal Rate.

Subconsultants will be billed at actual cost plus 10%.

Computers are billed at \$25 per hour for specialty models and AutoCAD.

Expert witness, research, technical review, analysis, preparation and meetings billed at 150% of standard hourly rates. Expert witness testimony and depositions billed at 200% of standard hourly rates.

A Finance Charge of 1.5% per month (an Annual Rate of 18%) on the unpaid balance will be added to invoice amounts if not paid within 45 days from the date of the invoice.

*This schedule will be updated annually

WEST YOST ASSOCIATES, INC.
2013 Billing Rate Schedule
(Cont'd.)

(Effective January 1, 2013 through December 31, 2013)*

SURVEYING AND EQUIPMENT CHARGES

Position	Labor Charges (dollars per hr)
GPS, 3-Person	335
GPS, 2-Person	290
GPS, 1-Person	225
Survey Crew, 2-Person	245
Survey Crew, 1-Person	185

EQUIPMENT CHARGES

Equipment	Billing Rate (dollars per day)	Billing Rate (dollars per week)
DO Meter	16	81
pH Meter	5	26
Automatic Sampler	128	698
Transducer/Data Logger	40	202
Hydrant Pressure Gage	11	49
Hydrant Pressure Recorder (HPR)	—	202
Hydrant Wrench	5	32
Pitot Diffuser	29	132
Well Sounder	29	132
Ultrasonic Flow Meter	—	264
Vehicle	87	437
Velocity Meter	11	64
Water Quality Multimeter	173	946
Thickness Gage	—	70

*This schedule will be updated annually

APPENDIX A

Appraisals

APPRAISER'S STATEMENT OF VALUATION (#210520 A)

The property is vested in the name of Eleanor Truocchio; and Alfred Truocchio and Eleanor L. Truocchio; and Dean A. Wineman; and Marian W. Hanson; and Fred Hanson and Nancy W. Hanson; and Kathryn W. Donovan; and Carol Patricia Brooks; and Edward Stephen Wineman; and Helen Jane Freeman; and Eugenia W. Wineman; and Patricia Donovan-Johnson, all as their interests may appear of record.

The property is located on Swan Road and is approximately 10 miles southeast of the City of Dixon. At this time the property is in a raw land condition and does not have a site address. State Highway-113 is located approximately 2 miles west of the property and is the major north/south arterial that services the subject property, providing a link to the City of Dixon and Interstate I-80. The property is within unincorporated Solano County, California and is known as Solano County Assessor's Parcel Number 0143-150-080.

(a) Name & Business Address of the Appraiser:

Ronald G. Garland, MAI, SRA
Garland & Associates
1455 Oliver Road, Suite 290
Fairfield, California 94534

I have been retained by Harriet Steiner with McDonough Holland & Allen PC, on behalf of the Dixon Regional Watershed Joint Power Authority (JPA), to appraise the fair market value of a permanent and a temporary easement interest take for the purpose of expanding the Dixon Main Drain capacity to meet the regional drainage needs. Exhibit "A" describes the appraised takes, and the takes are depicted in Exhibit "B," also attached hereto.

The size of the larger parcel (58.00-acres) is taken from information provided by the County Assessor. Additionally, the severance damages, if any, and the special benefits, if any, to the remaining parcel are also appraised. I have set out below my opinions, facts, and the valuation data as well as appraisal methodology upon which I relied.

The fair market value of the right of way take, a 1.82-Acre (79,792 SF) taking for the expansion of the Dixon Main Drain, is: \$4,000.

The fair market value of the Temporary Construction Easement, a 0.28-Acre (12,197 SF) taking for the expansion of the Dixon Main Drain, is: \$100.

APPRAISER'S STATEMENT OF VALUATION (#210520 C)

The property is vested in:

Joan Wineman and E. Christopher Wineman, as trustees of the Joan and E. Christopher Wineman Family Trust, as to an undivided ½ interest and William Benjamin Wineman, by devise, as to an undivided ½ interest.

The property is located adjacent to Swan Road on its northern side, adjacent to Bunker Station Road on its western side, and is approximately 10 miles southeast of the City of Dixon. At this time the property does not have any structural improvements and does not have a site address. State Highway-113 is located approximately 2 miles west of the property and is the major north/south arterial that services the larger parcel, providing a link to the City of Dixon and Interstate I-80. The property is within unincorporated Solano County, California and is known as Solano County Assessor's Parcel Number 0143-150-090.

(a) Name & Business Address of the Appraiser:

Ronald G. Garland, MAI, SRA
Garland & Associates
1455 Oliver Road, Suite 290
Fairfield, California 94534

I have been retained by Harriet Steiner with McDonough Holland & Allen PC, on behalf of the Dixon Regional Watershed Joint Power Authority (JPA), to appraise the fair market value of a permanent and a temporary easement interest take for the purpose of expanding the Dixon Main Drain capacity to meet the regional drainage needs. Exhibit "A" describes the appraised takes, and the takes are depicted in Exhibit "B," also attached hereto.

The size of the larger parcel (289.20-acres) is taken from information provided by the County Assessor. Additionally, the severance damages, if any, and the special benefits, if any, to the remaining parcel are also appraised. I have set out below my opinions, facts, and the valuation data as well as appraisal methodology upon which I relied.

The fair market value of the easement take, a 24.84-Acres (1,082,242 SF) taking for the expansion of the Dixon Main Drain, is: \$87,000.

The fair market value of the Temporary Construction Easement, a 2.54-Acre (110,642 SF) taking for the expansion of the Dixon Main Drain, is: \$520.

Severance damages were: None (Subject to Specific Assumptions)

Benefits to the remainder property: None

My opinion is based on a consideration of the following:

- (1) The interest being valued is: A permanent easement interest take for the purpose of expansion of an existing drainage canal, and a temporary construction easement take for the purpose of facilitating the drainage canal expansion process.
- (2) The date of valuation used is: June 10, 2010
- (3) The highest and best use of the property is: Agricultural Use.
- (4) The applicable zoning/general plan classification is: Agricultural with a minimum parcel size of 80 acres. A future change in the zoning/general plan is not probable
- (5) A list of the sales supporting my opinion follows:

APPRAISER'S STATEMENT OF VALUATION (#210520 D)

The property is vested in:

Edward S. Wineman and Helen S. Wineman husband and wife, as community property.

The property is located a ½ mile south of Swan Road, adjacent to Bunker Station Road on its western side, and is approximately 10 miles southeast of the City of Dixon. At this time the property has a developed yard area with some structural improvements and has a site address of 5764 Bunker Station Road. State Highway-113 is located approximately 2 miles west of the property and is the major north/south arterial that services the larger parcel, providing a link to the City of Dixon and Interstate I-80. The property is within unincorporated Solano County, California and is known as Solano County Assessor's Parcel Numbers 0143-190-060.

(a) Name & Business Address of the Appraiser:

Ronald G. Garland, MAI, SRA
Garland & Associates
1455 Oliver Road, Suite 290
Fairfield, California 94534

I have been retained by Harriet Steiner with McDonough Holland & Allen PC, on behalf of the Dixon Regional Watershed Joint Power Authority (JPA), to appraise the fair market value of a permanent and a temporary easement interest take for the purpose of expanding the Dixon Main Drain capacity to meet the regional drainage needs. Exhibit "A" describes the appraised takes, and the takes are depicted in Exhibit "B," also attached hereto.

The size of the larger parcel (319.34-acres) is taken from information provided by the County Assessor. Additionally, the severance damages, if any, and the special benefits, if any, to the remaining parcel are also appraised. I have set out below my opinions, facts, and the valuation data as well as appraisal methodology upon which I relied.

The fair market value of the easement take, a 16.80-Acres (731,783 SF) taking for the expansion of the Dixon Main Drain, is: \$59,000.

The fair market value of the Temporary Construction Easement, a 7.29-Acre (317,552 SF) taking for the expansion of the Dixon Main Drain, is: \$1,500.

Severance damages were: None (Subject to Specific Assumptions)

Benefits to the remainder property: None

My opinion is based on a consideration of the following:

- (1) The interest being valued is: A permanent easement interest take for the purpose of expansion of an existing drainage canal, and a temporary construction easement take for the purpose of facilitating the drainage canal expansion process.
- (2) The date of valuation used is: June 10, 2010
- (3) The highest and best use of the property is: Agricultural Use.
- (4) The applicable zoning/general plan classification is: Agricultural with a minimum parcel size of 80 acres. A future change in the zoning/general plan is not probable.
- (5) A list of the sales supporting my opinion follows:

APPRAISER'S STATEMENT OF VALUATION (#210520 B)

The property is vested in the name of Ernest Christopher Wineman; and William Benjamin Wineman; and Ernest Wineman Junior; and the heir and devisees of Lucille Wineman and the heirs and devisees of William Henry Wineman; and Margaret W. Williams; and Andre Ferini; and Edward Stephen Wineman and Helen S. Wineman; and Edward Stephen Wineman and Helen Jean Wineman; and Carol Patricia Brooks; and Ella Louise Touchstone; and Johannah Mary Bradley; and Robert E. Williams; and Edward Franklin Banks and Rosemary Banks; and Ernestine Mae Campodonico; and Robert Edmund Williams; and Sheryll Ann Minetti; and Kathryn W. Donovan; and Lorin Earl Zanetti; and Roger Gene Zanetti; and Eugenia W. Wineman; and Jeanette F. Lenger; and Nancy Lee Williams; and Fred Hanson and Nancy W. Hanson; and Catherine Ena Olson; and Carolyn Ruth McBride; and Eleanor Trucchio; and Dean A. Wineman; and Maian Hanson, as their interests may appear.

The property is located south of Swan Road and east of Bunker Station Road, approximately 10 miles southeast of the City of Dixon. At this time the property is land locked with no road frontage, in a raw land condition and does not have a site address. State Highway-113 is located approximately 2 miles west of the property and is the major north/south arterial that services the larger parcel, providing a link to the City of Dixon and Interstate I-80. The property is within unincorporated Solano County, California and is known as Solano County Assessor's Parcel Number 0143-230-060.

(a) Name & Business Address of the Appraiser:

Ronald G. Garland, MAI, SRA
Garland & Associates
1455 Oliver Road, Suite 290
Fairfield, California 94534

I have been retained by Harriet Steiner with McDonough Holland & Allen PC, on behalf of the Dixon Regional Watershed Joint Power Authority (JPA), to appraise the fair market value of an easement interest take for the purpose of expanding the Dixon Main Drain capacity to meet the regional drainage needs. Exhibit "A" describes the appraised takes. The takes are visually depicted as Exhibit "B," also attached hereto.

The size of the larger parcel (172.28-acres) is taken from information provided by the County Assessor. Additionally, the severance damages, if any, and the special benefits, if any, to the remaining parcel are also appraised. I have set out below my opinions, facts, and the valuation data as well as appraisal methodology upon which I relied.

The fair market value of the easement take, a 5.74-Acre (249,958 SF) taking for the expansion of the Dixon Main Drain, is: \$14,350.

The fair market value of the Temporary Construction Easement, a 0.72-Acre (31,363 SF) taking for the expansion of the Dixon Main Drain, is: \$105.

Severance damages were: None

Benefits to the remainder property: None

My opinion is based on a consideration of the following:

- (1) The interest being valued is: A permanent easement interest take for the purpose of expansion of an existing drainage canal, and a temporary construction easement take for the purpose of facilitating the drainage canal expansion process.
- (2) The date of valuation used is: June 10, 2010
- (3) The highest and best use of the property is: Agricultural Use.
- (4) The applicable zoning/general plan classification is: Agricultural with a minimum parcel size of 80 acres. A future change in the zoning/general plan is not probable.
- (5) A list of the sales supporting my opinion follows: