

APPRAISAL SUMMARY STATEMENT

CONFIDENTIAL
 This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

Dist.	Co.	Rte.	P.M.	Parcel No.	Federal Aid Project No.	Date/ Revised Date

Owner: (Name of Grantor/s) Date Acquired: (Date owner bought property OR over 5 years)

Property Address: (Property address) Property to be Acquired: Part All

Locale: (City or near what city)

Total Property Area: (Area of total property) Including Access Rights: Yes No

STATUTORY BASIS OF VALUATION

The market value for the property to be acquired by the State is based upon an appraisal prepared in accordance with accepted appraisal principles and procedures.

Code of Civil Procedure Section 1263.320 defines Fair Market Value as follows:

- a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
- b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

Code of Civil Procedure Section 1263.321 defines the Value for Nonprofit, Special Use Property as follows:

A just and equitable method of determining the value of nonprofit, special use property for which there is no relevant, comparable market is as set forth in Section 824 of the Evidence Code, but subject to the exceptions set forth in subdivision (c) of Section 824 of the Evidence Code.

The market value for the property to be acquired by the State is based upon Code of Civil Procedure Section _____ as defined above.

BASIC PROPERTY DATA

Interest valued: (List whether: fee, easement, temporary construction easement, etc.)

Date of valuation: (List date valued) Original Updated

Applicable zoning: (List zoning)

Area to be acquired: (Area we are acquiring)

Highest and best use: (Highest and best use as defined in the appraisal)

Current use: (List current use, i.e., agricultural, residential, commercial, etc.)

APPRAISAL SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15A (REV 1/2024)
Page 2 of 7

AREAS WITHIN THE RIGHT OF WAY

Sub-parcel

Area

Total Area =

IMPROVEMENTS WITHIN THE RIGHT OF WAY

Item

Size

Lump Sum Total = \$

APPRAISAL SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15A (REV 1/2024)
Page 3 of 7

(Delete when entire property is not valued)

Value of the Entire Property \$ _____

Value of the property being acquired including the following improvements:

Land: \$ _____
Imps: \$ _____

(Total value of the part taken) \$ _____

(List areas and improvements within the acquisition parcel OR use the attached additional page)

(Delete entire part-take analysis when only full-take is valued)

Value of the remainder as part of the whole before the State's acquisition \$ _____

(Delete only the before and after analysis when only minor, curative work is valued)

Value of the remainder as a separate parcel (cured) \$ _____

Severance Damages (see page 4):

Cost to Cure Damages: \$ _____

Incurable Damages: \$ _____

Total Damages: \$ _____

Benefits (see page 4): \$ _____

Net Damages: \$ _____

(Delete "other compensation" such as out of pocket expenses if not valued)

The amount of any other compensation: \$ _____

JUST COMPENSATION FOR ACQUISITION \$ _____

Rounded To \$ _____

Construction Contract Work \$ _____

(Delete CCW if not valued, OR list CCW lump sum total only [without including individual dollar amounts]. Use Page 5 for description)

APPRAISAL SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15A (REV 1/2024)
Page 4 of 7

SEVERANCE DAMAGES

COST TO CURE DAMAGE ITEMS

Item

Size

Lump Sum Total

\$ _____

INCURABLE DAMAGES

(Narrative explanation and calculations, if applicable)

Lump Sum Total

\$ _____

TOTAL DAMAGES

\$ _____

BENEFITS

(Narrative explanation and calculations, if applicable)

Lump Sum Total

\$ _____

NET DAMAGES (Total Damages less Benefits)

\$ _____

APPRAISAL SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15A (REV 1/2024)
Page 5 of 7

CONSTRUCTION CONTRACT WORK ITEMS

(Do not include dollar amounts)

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

APPRAISAL SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15A (REV 1/2024)
Page 7 of 7

LIST OF PRINCIPAL TRANSACTIONS – VACANT

(Type "Before" or "After" if applicable)

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

LIST OF PRINCIPAL TRANSACTIONS – IMPROVED

(Type "Before" or "After" if applicable)

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

APPRAISAL SUMMARY STATEMENT (Cont.)

CONFIDENTIAL

This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15A (REV 1/2024)
INSTRUCTIONS

GUIDELINE INSTRUCTIONS FOR EXHIBIT 08-EX-15A "APPRAISAL SUMMARY STATEMENT"

The purpose of this exhibit is to comply with modifications to the State Uniform Act and to fully inform the grantor of pertinent elements to the valuation process. This exhibit is only for use with Appraisals – Full Narrative, URAR, and Non-Complex Valuation of \$10,000 or Less. Delete the instructional notes located within parentheses after completing this document.

Only include lump sum totals in (do not include individual dollar amounts):

- Improvements Within the Right of Way
- Cost to Cure Damage Items
- Construction Contract Work

When listing comparables, list only comparable address, APN, recording date, and sale price. When relying on other market data for analysis of value, you need to indicate the basis of the Appraiser's analysis.

It is ONLY allowable to delete options that are not contained in the appraisal, i.e., for the Comparison Approach, you may delete the Cost Approach and Income Approach blocks of information. However, if more than one approach is addressed in the Valuation, you must include the information on all the approaches used.

Attach the appropriate version of the Summary Statement Relating to the Purchase of Real Property (Exhibit 08-EX-16), based on whether you are using a Valuation Summary Statement or an Appraisal. For use with the Valuation Summary Statement, Item 4 should refer to the "Valuation Summary Statement" and the word "valuation" should appear in Items 4.a. and 4.b. For use with an Appraisal, Item 4 should refer to "Appraisal" and the word "appraisal" should appear in Items 4.a. and 4.b.

**APPRAISAL SUMMARY STATEMENT –
LOSS OF GOODWILL**

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21 it shall be kept confidential in order to protect against unauthorized disclosure.

PARCEL NO. _____

Dist. Co. Rte. Post

Owner:

Property Address:

Locale:

Zone:

Present Use:

Best Use:

Date Leased:

Term of Lease \$

monthly/semi-annually/
annually

Total Property Area:

Property to be Acquired: All _____ Part _____

Include. Access Rights: Yes _____ No _____

Compensation of Loss of Goodwill:
(check one)

() Loss of Goodwill \$

The loss of goodwill is based on "before" and "after" values of the business, based on goodwill valuation appraisals prepared in accordance with accepted appraisal procedures.

() To be determined at a later date provided the owner of the business establishes such loss in accordance with the requirements of Sections 1263.510 and 1263.520 of the Code of Civil Procedure.

This summary of the basis of the amount offered as just compensation for loss of goodwill is presented in compliance with State law and has been derived from a formal appraisal prepared by the Department of Transportation which includes supporting sales data and other documentation.

VALUATION SUMMARY STATEMENT

CONFIDENTIAL
 This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

Dist.	Co.	Rte.	P.M.	Parcel No.	Federal Aid Project No.	Date

Owner: (Name of Grantor/s) Date Acquired: (Date owner bought property OR over 5 years)

Property Address: (Property address) Property to be Acquired: Part All

Locale: (City or near what city)

Total Property Area: (Area of total property) Including Access Rights: Yes No

BASIS OF VALUATION

Code of Civil Procedure Section 1263.320 defines Fair Market Value as follows:

- a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
- b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

Recent sales of comparable properties and income data are utilized as appropriate. Full consideration is given to zoning, development potential and the income the property is capable of producing.

BASIC PROPERTY DATA

Interest valued: (List whether: fee, easement, temporary construction easement, etc.)

Date of valuation: (List date valued)

Applicable zoning: (List zoning)

Area to be acquired: (Area we are acquiring)

Highest and best use: (Highest and best use as defined in the appraisal)

Current use: (List current use, i.e., agricultural, residential, commercial, etc.)

VALUATION SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15C (REV 1/2024)
Page 2 of 8

BASIS OF VALUATION

(Delete the Sales Comparison Approach if not applicable)

- 1. The Sales Comparison approach is based on the consideration of comparable land and improved sales.
 Indicated value by Sales Comparison Approach \$ _____
 See attached sheet for principal transactions.

(Delete the Cost Approach if not applicable)

- 2. The cost approach is based in part on a replacement cost new of improvements less depreciation. Cost information was obtained from cost service publications and/or knowledgeable vendors.
 Total Replacement Cost New \$ _____
 Depreciation from all causes \$ _____ ()
 Value of Improvements in Place \$ _____

(Delete land and total property value if only minor improvements are valued using the Cost Approach)

Land (estimated by direct sales comparison) \$ _____
 Indicated value by Cost Approach \$ _____

(Delete the Income Approach if not applicable)

- 3. The income approach is based on an analysis of income and expenses to the property.
 Overall Capitalization Rate _____ %
 Net Operating Income \$ _____
 Indicated value by Income Approach \$ _____

(Insert Appraiser's "Summary of the Basis for Just Compensation" paragraph – narrative supporting compensation, summarize valuation process)

Value of the property being acquired including the following improvements:

Land: \$ _____
 Imps: \$ _____
 \$ _____

VALUATION SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15C (REV 1/2024)
Page 3 of 8

(List areas and improvements within the acquisition parcel OR use the attached additional page)

Damages:

(Delete Damages and Benefits Analyses if not applicable)

Severance Damages: \$ _____

Cost to Cure Damages: \$ _____

(List Cost to Cure Damages OR use the attached additional page.)

Total Damages: \$ _____

Benefits: \$ _____

(Delete "other compensation" if not applicable)

The amount of any other compensation: \$ _____

JUST COMPENSATION FOR ACQUISITION \$ _____

Rounded To \$ _____

Construction Contract Work

(Delete CCW if not applicable. Use the attached additional page if required)

VALUATION SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15C (REV 1/2024)
Page 4 of 8

LIST OF PRINCIPAL TRANSACTIONS – VACANT

(Type "Before" or "After" if applicable)

(Delete unused portion of list)

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

VALUATION SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15C (REV 1/2024)
Page 5 of 8

LIST OF PRINCIPAL TRANSACTIONS – IMPROVED

(Type "Before" or "After" if applicable)

(Delete unused portion of list)

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

ADDRESS:
APN:
RECORDING DATE:
SALE PRICE:

VALUATION SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15C (REV 1/2024)
Page 6 of 8

AREAS WITHIN THE RIGHT OF WAY

Sub-parcel

Area

Total Area =

IMPROVEMENTS WITHIN THE RIGHT OF WAY

Item

Size

Lump Sum Total = \$

VALUATION SUMMARY STATEMENT (Cont.)

CONFIDENTIAL
This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15C (REV 1/2024)
Page 7 of 8

COST TO CURE DAMAGE ITEMS

Item

Size

(Do not include dollar amounts, except for lump sum total)

Lump Sum Total = \$

VALUATION SUMMARY STATEMENT (Cont.)

CONFIDENTIAL

This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15C (REV 1/2024)
Page 8 of 8

CONSTRUCTION CONTRACT WORK ITEMS

(Do not include dollar amounts)

- 1.
 - 2.
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.
 - 11.
 - 12.
-

VALUATION SUMMARY STATEMENT (Cont.)

CONFIDENTIAL

This document contains personal information and pursuant to Civil Code 1798.21, it shall be kept confidential in order to protect against unauthorized disclosure.

EXHIBIT
08-EX-15C (REV 1/2024)
INSTRUCTIONS

GUIDELINE INSTRUCTIONS FOR EXHIBIT 08-EX-15C "VALUATION SUMMARY STATEMENT"

The purpose of this exhibit is to comply with modifications to the State Uniform Act and to fully inform the grantor of pertinent elements to the valuation process. This exhibit is only for use with Waivers of Appraisal – do not use for Appraisals. Delete the instructional notes located within parentheses after completing this document.

Only include lump sum totals in (do not include individual dollar amounts):

- Improvements Within the Right of Way
- Cost to Cure Damage Items
- Construction Contract Work

When listing comparables, list only comparable address, APN, recording date, and sale price. When relying on other market data for analysis of value, you need to indicate the basis of the Appraiser's analysis.

It is ONLY allowable to delete options that are not contained in the appraisal, i.e., for the Comparison Approach, you may delete the Cost Approach and Income Approach blocks of information. However, if more than one approach is addressed in the Valuation, you must include the information on all the approaches used.

Attach the appropriate version of the Summary Statement Relating to the Purchase of Real Property (Exhibit 08-EX-16), based on whether you are using a Valuation Summary Statement or an Appraisal Summary Statement. For use with the Valuation Summary Statement, Item 4 should refer to the "Valuation Summary Statement" and the word "valuation" should appear in Items 4.a. and 4.b. For use with an Appraisal Summary Statement, Item 4 should refer to Appraisal Summary Statement.

The California Department of Transportation is proposing to ____ [brief description of the project] ____.

Your property located at ____ [address of the subject] ____ is within the project area, and is also identified by your county assessor as Parcel No. ____ [APN of subject] ____.

Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the California Relocation Assistance and Real Property Acquisition Guidelines require that each owner from whom the Department of Transportation purchases real property or an interest therein or each tenant owning improvements on said property be provided with at a minimum, a summary of the appraisal of the real property or interest therein, as well as the following information:

1. You are entitled to receive full payment prior to vacating the real property being purchased unless you have heretofore waived such entitlement. You are not required to pay recording fees, transfer taxes, or the pro rata portion of real property taxes which are allocable to any period subsequent to the passage of title or possession.
 2. The State will offer to purchase any remnant(s) considered by the State to be an uneconomic unit(s) which is/are owned by you or, if applicable, occupied by you as a tenant and which is/are contiguous to the land being conveyed.
 3. All buildings, structures and other improvements affixed to the land described in the referenced document(s) covering this transaction and owned by the grantor(s) herein or, if applicable, owned by you as a tenant, are being conveyed unless other disposition of these improvements has been made. The interest acquired is ____ [describe requirement degree of title] ____ . The property being purchased comprises ____ [area of the acquisition: ___ acres/square feet] ____ and is described in the attached deed and outlined in color on the attached map.
 4. The market value of the property being purchased is based upon a market value valuation which is ____ [included in the attached Appraisal and summarized on the attached Appraisal Summary Statement OR summarized on the attached Valuation Summary Statement] ____ and such amount:
 - a. Represents the full amount of the ____ [appraisal OR valuation] ____ of just compensation for the property to be purchased;
 - b. Is not less than the approved ____ [appraisal OR valuation] ____ of the fair market value of the property as improved;
 - c. Disregards any decrease or increase in the fair market value of the real property to be acquired prior to the date of valuation caused by the public improvement for which the property is to be acquired or by the likelihood that the property
-

**SUMMARY STATEMENT RELATING TO THE PURCHASE OF
REAL PROPERTY OR AN INTEREST THEREIN (Cont.)**

EXHIBIT
08-EX-16 (REV 3/2017)
Page 2 of 2

would be acquired for such public improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant; and

- d. Does not reflect any consideration of or allowance for any relocation assistance and payments or other benefits which the owner is entitled to receive under an agreement with the Department of Transportation.
5. Pursuant to Code of Civil Procedure Section 1263.025 should you elect to obtain an independent appraisal, the Department will pay for the actual reasonable costs up to five thousand dollars (\$5,000) subject to the following conditions:
- a. You, not the Department of Transportation (Department), must order the appraisal. Should you enter into a contract with the selected appraiser, the Department will not be a party to the contract;
 - b. The selected appraiser is licensed with the Bureau of Real Estate Appraisers (BREA), formerly known as the Office of Real Estate Appraisers;
 - c. Appraisal cost reimbursement requests must be made in writing, and submitted to the Department of Transportation at _____[insert appropriate address]_____ within ninety (90) days of the earliest of the following dates: (1) the date the selected appraiser requests payment from you for the appraisal; or, (2) the date upon which you, or someone on your behalf, remitted full payment to the selected appraiser for the appraisal. Copies of the contract (if a contract was made), appraisal report, and the invoice for the completed work by the appraiser must be provided to the Department of Transportation concurrent with submission of the Appraisal Cost Reimbursement Agreement. The costs must be reasonable and justifiable.
6. The owner of a business conducted on a property to be acquired or conducted on the remaining property which will be affected by the purchase of the required property, may be entitled to compensation for the loss of goodwill. Entitlement is contingent upon the _____[insert appropriate reference]_____ ability to prove such loss in accordance with the provisions of Sections 1263.510 and 1263.520 of the Code of Civil Procedure.
7. If you ultimately elect to reject the State's offer for your property, you are entitled to have the amount of compensation determined by a court of law in accordance with the laws of the State of California.
8. You are entitled to receive all benefits that are available through donation to the State of California of all or part of your interest in the real property sought to be acquired by the Department of Transportation as set out in Streets and Highways Code Sections 104.2 and 104.12.
-

(Loss of and Compensation for Such Loss)

Both Federal and State law provide that just compensation must be paid for private property which is taken for public purposes. A separate part of State law provides that in certain cases an owner may be compensated for the loss of goodwill. That law states:

1263.510(a) The owner of a business conducted on the property taken, or on the remainder if such property is part of a larger parcel, shall be compensated for loss of goodwill if the owner proves all of the following:

1. The loss is caused by the taking of the property or the injury to the remainder.
2. The loss cannot reasonably be prevented by a relocation of the business or by taking steps and adopting procedures that a reasonably prudent person would take and adopt in preserving the goodwill.
3. Compensation for the loss will not be included in payments under Section 7262 of the Government Code.
4. Compensation for the loss will not be duplicated in the compensation otherwise awarded to the owner.

(b) Within the meaning of this article, "goodwill" consists of the benefits that accrue to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances resulting in probable retention of old or acquisition of new patronage.

Goodwill loss is recoverable only to the extent it cannot reasonably be prevented by relocation or other efforts by the business owner to mitigate. The law places the burden of proof on the business owner to prove the loss.

You may agree to sell the real property rights to the State and reserve the right to make a claim for the loss of goodwill at a later date when your business records, tax returns, or other documents reflect that a loss has occurred.

At this stage of the process of acquiring your business property rights it cannot be reasonably determined what compensation will be due you for loss, if any, of goodwill.

The Department of Transportation requests, therefore, that you assist the Acquisition Agent in providing information so that the Agent may in turn provide you with appropriate assistance.

If you have any questions regarding this or other items relating to the acquisition of your property please call me at _____.

Right of Way Agent
