

# Attachment 2 – Valuation Summary Statement

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION  
**VALUATION SUMMARY STATEMENT**  
(Form #)

**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  
8-EX-15C (NEW 4/2002)  
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Dist.	Co.	Rte.	P.M.	Parcel No.	Federal Aid Project No.	Date
01	HUM	101	78.70	12732	-----	12/3/18

Owner: County of Humboldt

Date Acquired: over 5 years

Property Address: 839 4<sup>th</sup> Street  
Eureka, CA 95501

Property to be acquired: 315 s.f.

Locale: Eureka

Part  All

Total Property Area: .31 acres

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 be 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: Temporary Construction Easement

Date of valuation: 11/26/18

Applicable zoning: Office Residential (OR)

Area to be acquired: 315 s.f.

Highest and best use: Commercial

Current use: Commercial



**VALUATION SUMMARY STATEMENT (Cont.)**  
(Form #)

Damages:

Severance Damages: \$ \_\_\_\_\_ N/A

Cost to Cure Damages: \$ \_\_\_\_\_ N/A

Total Damages: \$ \_\_\_\_\_ N/A

Benefits: \$ \_\_\_\_\_ N/A

The amount of any other compensation: Incentive \$ \_\_\_\_\_ 1,000.00

**JUST COMPENSATION FOR ACQUISITION** \$ \_\_\_\_\_ 1,400.00

**Rounded To** \$ \_\_\_\_\_ **2,400.00**

Construction Contract Work

\$1,000.00

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**LIST OF PRINCIPAL TRANSACTIONS - IMPROVED**

ADDRESS: 1330 Broadway, Eureka  
APN: 003-141-06  
SALE DATE: 7/31/2017  
SALE PRICE: \$290,000

ADDRESS: 1111 5<sup>th</sup> Street, Eureka, CA 95501  
APN: 001-196-04  
SALE DATE: 7/31/2017  
SALE PRICE: \$793,000

ADDRESS: 1304 4<sup>th</sup> Street, Eureka, CA 95501  
APN: 001-225-08  
SALE DATE: 12/15/2017  
SALE PRICE: \$2,440,000

**AREAS WITHIN THE RIGHT OF WAY**

<u>Sub-parcel</u>	<u>Area</u>
12732-1	315 s.f. as TCE

Tottal area: 315 s.f.

**IMPROVEMENTS WITHIN THE RIGHT OF WAY**

<u>Item</u>	<u>Size</u>
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None

Lump Sum Total: \$0.00

**CONSTRUCTION CONTRACT WORK ITEMS**

1. Conform driveway left of E.S. 35+10.00 to 35+45.00

**SUMMARY STATEMENT RELATING TO PURCHASE OF  
REAL PROPERTY OR AN INTEREST THEREIN**

(Form #)

The California Department of Transportation is proposing a project to improve safety and operation along State Route 101 (4<sup>th</sup> Street) from Broadway to Y St. in Humboldt County.

Your property located at 839 4<sup>th</sup> Street, Eureka, CA on State Hwy 101, is within the project area, and is also identified by your county assessor as Parcel No. 001-134-005.

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 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 a Temporary Construction Easement. The property being acquired comprises 315 s.f. and is outlined in brown on the attached map marked "Exhibit A".
4. The market value of the property being purchased is based upon a market value valuation which is summarized on the attached Valuation Summary Statement and such amount:
  - a. Represents the full amount of the valuation of just compensation for the property to be purchased;
  - b. Is not less than the approved 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 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 Civil Code of Procedure Section 1263.025 should you elect to obtain an independent appraisal, the Department will pay for the actual reasonable costs up to \$5,000 subject to the following conditions:
  - a. The appraisal contract is between you and a selected appraiser.
  - b. The selected appraiser is licensed with the Office of Real Estate Appraisers (OREA)
  - c. Appraisal cost reimbursement requests must be made in writing, and submitted to the Department of Transportation at P.O. Box 3700, Eureka, CA 95502-3700 within 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 invoice for completed work by the appraiser must be provided to the Department of Transportation concurrent with submission of the appraisal cost reimbursement request. The costs must be reasonable and justifiable.

**SUMMARY STATEMENT RELATING TO PURCHASE OF  
REAL PROPERTY OR AN INTEREST THEREIN**

(Form #)

EXHIBIT

8-EX-16 (REV 4/2002)

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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 owner's 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.
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