

# DOCKET

07-AFC-5

DATE

RECD. 9/21/2009

## LAND SALES SUMMARY

Data No.	Location	Sale Date	Land Area (AC)	Accessibility	Mojave Ground Squirrel Range	Sale Price
	APN	Document No.	Zoning	Topography	Desert Tortoise Critical Habitat Unit	Sale Price/AC
1.	NE ¼ SE ¼ and E ½ SE ¼ SEC 1 TP 32S R 43E MDM EX MNL RTS Reservation of record 60 ac	11/17/08	60 AC	None	Yes	\$25,000
	APN: 0502-041-48	08-499950	RC	Mountainous	Yes	\$417
2.	W/s of Brant Cima Road, South of Saddle Horn Road, Unincorporated San Bernardino County	10/15/08	73.3 AC	Yes	No	\$45,813
	APN: 0569-181-11	08-458208	RC	Sloping-Rolling	Yes	\$625
3.	N/s & S/s of Saddle Horn Road, West of Brent Cima Road, Unincorporated San Bernardino County	05/21/08	80 AC	Yes	No	\$60,000
	APN: 0569-181-37, -38, -39 & -40	08-232188	RC	Sloping-Rolling	Yes	\$750
4.	W ½ NW ¼ SEC 36 TP 9N R 1W EX MNL RTS Reservation of record 80 ac	06/20/07	80 AC	None	No	\$80,000
	APN: 0417-031-11	07-367522	RC	Mountainous	Yes	\$1,000
5.	Opal Mountain Road, Unincorporated San Bernardino County	04/07/08	80 AC	Yes	Yes	\$34,500
	APN: 0500-201-12	08-152406	RC	Sloping-Rolling	Yes	\$431
6.	East of Barstow Road (Highway 247), North of Stoddard Wells Road, Unincorporated San Bernardino County	03/26/08	80 AC	Yes	No	\$150,000
	APN: 0428-181-07	08-133157	RC	Level-Sloping-Rolling	No	\$1,875
7.	E ½ SW ¼ SEC 36 TP 14N R 14E 80 ac	12/18/07	80 AC	None	No	\$40,800
	APN: 0570-231-10	07-699873	RC	Sloping-Rolling	No	\$510
8.	E ½ SW ¼ SEC 36 TP 9N R 1W EX MNL RTS Reservation of record 80 ac	07/02/07	80 AC	None	No	\$199,000
	APN: 0417-031-16	07-391748	RC	Mountainous	Yes	\$2,488
9a.	N/s of Interstate 15, W/s of Fort Irvin Road, Unincorporated San Bernardino County	05/24/07	92.30 AC	Yes	No	\$300,000
	APN: 0424-041-08	07-314680	RC	Sloping -Rolling-Mountainous	Yes	\$3,250

9b.	N/s of Interstate 15, W/s of Fort Irwin Road, Unincorporated San Bernardino County	08/19/05	92.30 AC	Yes	No	\$220,000
	APN: 0424-041-08	05-615743	RC	Rolling-Mountainous	Yes	\$2,384
10.	W ½ E ½ SEC 36 TP 14N R 14E EX S 1760 FT thereof 106.66 AC M/L	12/28/06	106.66 AC	In Proximity	No	\$41,277
	APN: 0570-231-15	06-891384	RC	Sloping-Rolling	No	\$387
11.	SE ¼ SEC 36 TP 13N R 8E EX MNL RTS as reserved by State of California 160 AC	10/15/08	160 AC	In Proximity	No	\$57,600
	APN: 0543-241-30	08-458969	RC	Rolling-Mountainous	No	\$360
12.	Along Cedar Canyon Road, West of Grotto Hills Road, Unincorporated San Bernardino County	03/13/08	160 AC	Yes	No	\$64,000
	APN: 0567-201-13	08-111517	RC	Rolling	No	\$400
13.	NE ¼ SEC 23 TP 12N R 16E 160 AC, & E113 AC of NW ¼ SEC 23 TP 12N R 16E 113 AC	08/22/08	273 AC	In Proximity	No	\$95,550
	APN: 0567-171-09 & -11	08-384857	RC	Rolling	No	\$350
14.	S/s of Cedar Canyon Road, Unincorporated San Bernardino County	03/25/08	320 AC	Yes	No	\$112,000
	APN: 0567-162-23	08-129041	RC	Rolling	No	\$350
15.	South of Interstate 15, East of Telegraph Mine Road, Unincorporated San Bernardino County	12/30/08	320 AC	Yes	No	\$80,000
	APN: 0570-061-22	08-573054	RC	Rolling-Mountainous	Yes	\$250
16.	W ½ SW ¼ SEC 16 TP 11S R 4W EX MNL RTS Reservation of record 80 ac; and N ½ SEC 16 TP 11N R 4W EX MNL RTS as reserved by State of California 320 ac	12/12/08	400 AC	None	Yes	\$288,000
	APN: 0490-081-16 & 0490-091-02	08-550532	RC	Dry lake bed/ Floodway	No	\$720
17.	Morning Star Mine Road, Unincorporated San Bernardino County	09/09/08	480 AC	Yes	No	\$230,400
	APN: 0569-161-17	08-408773	RC	Level-Rolling	Yes	\$480
18.	Kelso Cima Road, Unincorporated San Bernardino County	12/17/08	640 AC	In Proximity	No	\$192,000
	APN: 0567-021-18	08-557396	RC	Level-Rolling	Yes	\$300

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2 STATEMENT OF VALUATION DATA OF DEFENDANT'S

3 EXPERT WITNESS

4 Joyce L. Riggs, MAI, SR/WA

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6 I, Joyce L. Riggs, MAI, SR/WA, am a real estate appraiser, with a business address of 4195 Valley Fair  
7 Street, Suite 207, Simi Valley, California 93063. If called as an expert witness in this matter, I will testify  
8 concerning the following matters: The value of the real property interest being taken in this action.

9  
10 A. Conclusions:

11 1. Total value of the property being acquired: \$560,000 (Rounded)

12 B. Basic data and opinions for Subject Properties:

- 13 1. Interest Acquired: Fee Simple
- 
- 14 2. Date of valuation: July 28, 2008
- 15 3. Applicable Zoning/General Plan: RC, Resource Conservation, County of San Bernardino
- 16 4. Probability of zone change: Very Low
- 17 5. Highest and Best Use: Hold as Open Space Mitigation Land
- 18 6. Cost Approach: N/A
- 19 7. Sales Comparison Approach:
- 20 Subject Property No. 828: \$80,000
- 21 Subject Property No. 763: \$160,000 160 ACRES = \$1,000/ACRE
- 22 Subject Property No. 749: \$80,000 80 ACRES = \$1,000/ACRE
- 23 Subject Property No. 365: \$240,000 320 ACRES = \$750/ACRE
- 24 8. Income Capitalization Approach N/A
- 25 9. Land data for each sale which supports the opinion: SEE ATTACHED
- 26 10. Improved data for each sale which supports the opinion: N/A
- 27 11. Rental data for each rent comparable which supports the opinion: N/A

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12. Description of the Subject Properties:

Characteristics Common to Each Subject Property

Region/Area: The subject properties are located in the Superior Lake Region of unincorporated San Bernardino County. The nearest incorporated City is Barstow, located approximately 20 miles south. The sites are located approximately 19 miles west from Fort Irwin Military Base.

Environmental Habitat: The sites are located within the critical habitat areas of two Biotic Resource Overlays: 1) the Desert Tortoise Habitat (Category 1); and 2) the Mojave Ground Squirrel Habitat.

Airport Overlay: The sites are also located within an Airport Safety (AR) Overlay and designated as AR4, or Airport Safety Review Area 4, which includes the low-altitude/high speed corridors designated for military aircraft use.

Flood Zone: The sites are located within Flood Zone D, unmapped areas, where there are possible but undetermined flood hazards.

Building Description: N/A - vacant desert land

Subject Property No. 728

Property History: The fee simple interest in the subject property is vested in State of California, Department of Fish & Game. According to Public Records, the current owners acquired the property on July 11, 2008, via Document No. 08-316169 for \$46,000, or \$575 per acre, from Vicjer Construction, Inc. No other

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transfers are known to have occurred within the last three years, except as noted.

APN: 0507-031-22

Thomas Brothers Guide: SBTG: 349, E/2

Location: South and East of Goldstone Road, West of Paradise Springs Road, Unincorporated San Bernardino County

Legal Description: The Northwest 1/4 of the Northeast 1/4 of Section 8, Township 31 South, Range 47 East Mount Diablo Base and Meridian in the County of San Bernardino, State of California, according to the official plat thereof; and

The Southwest 1/4 of the Northeast 1/4 of Section 8, Township 31 South, Range 47 East Mount Diablo Base and Meridian, in the County of San Bernardino, State of California, according to the official plat thereof.

Site Area: 80 acres, or 3,484,800± square feet

Physical Description: The subject site is rectangular in shape and is surrounded by undeveloped desert land. There is no legal access to the site. Physical access is provided via an unnamed dirt road along the northern boundary line, and via Auburn Road, a poorly maintained dirt road traversing the center of the

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subject site in a southwest to northeast direction. Topography is generally level to rolling desert land, with a dry creek bed traversing the site in a northwest to southeast direction.

Subject Property No. 763

Property History: The fee simple interest in the subject property is vested in State of California. According to Public Records, the current owners acquired the subject property on May 12, 1998, via Document No. 98-0178718 for an undisclosed amount, from Rand Mining Company, a Nevada Corporation. No other transfers are known to have occurred within the last three years, except as noted.

APN: 0507-051-06

Thomas Brothers Guide: SBTG: 349, D/3

Location: West side of Copper City Road, North of Auburn Road, Unincorporated San Bernardino County

Legal Description: The Northwest 1/4 of Section 26, Township 31 South, Range 46 East Mount Diablo Base and Meridian in the County of San Bernardino, State of California, according to the official plat of said land on file in the district land office.

Site Area: 160 acres, or 6,969,600± square feet

Physical Description: The subject site is generally square and is surrounded by undeveloped desert land. There is no legal access to the site. Physical access is provided via Copper City Road, along the western boundary line, and an unnamed dirt road along the northern boundary line.

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There are two poorly maintained dirt roads/trails traversing the center and southeast portions of the subject site. Topography is considered generally level-to-rolling desert land.

Subject Property No. 749

Property History:

The fee simple interest in the subject property is vested in State of California. According to Public Records, the current owners acquired the subject property on May 12, 1998, via Document No. 98-0178718 for an undisclosed amount, from Rand Mining Company, a Nevada Corporation. No other transfers are known to have occurred within the last three years, except as noted.

APN:

0507-061-19

Thomas Brothers Guide:

SBTG: 349, D/2

Location:

South of Goldstone Road, and west of Goldstone Road/Indian Springs Road, Unincorporated San Bernardino County

Legal Description:

The west 1/2 of the northeast 1/4 of Section 23, Township 31 South, Range 46 East Mount Diablo Base and Meridian in the County of San Bernardino, State of California, according to the official plat of said land on file in the district land office.

Site Area:

80 acres, or 3,484,800± square feet

Physical Description:

The subject site is rectangular in shape, and is surrounded by undeveloped desert land. There is currently no legal or physical access to the site. However, there is one poorly maintained dirt

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roads/trail traversing the eastern portion of the subject site, in a north to south direction. The closest physical access is along Goldstone Road to the north, and/or along Goldstone Road/Indian Springs Road to the west; both primary dirt roads. Topography is considered generally level-to-rolling desert land, with a knoll at the southwest corner of the property.

Subject Property No. 365

Property History:

The fee simple interest in the subject property is vested in State of California. According to Public Records, the current owners acquired the subject property on June 14, 1995 via Document No. 95-0204012 for an undisclosed amount, from U.S. Borax Inc., A Delaware Corporation. No other transfers are known to have occurred within the last three years, except as noted.

APN:

0507-111-04

Thomas Brothers Guide:

SBTG: 349, D/3

Location:

South of Black Canyon Road/Copper City Road, Unincorporated San Bernardino County

Legal Description:

The south ½ of Section 29, Township 31 South, Range 46 East Mount Diablo Meridian, in the County of San Bernardino, State of California, according to the official plat of said land on file in the district land office.

Site Area:

320 acres, or 13,939,200± square feet

Physical Description:

The subject site is rectangular in shape, and is surrounded by undeveloped desert land. There is no



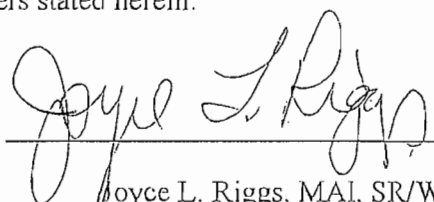
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legal or physical access to the site. However, there are two poorly maintained dirt roads/trails traversing the center and southeast portions of the site. The closest primary dirt road is Black Canyon Road/Copper City Road to the north of the property. Topography is considered mostly rolling-to-mountainous desert land. There is the remnants of a couple of old buildings on the property.

- 13. Value of the Subject Properties:
  - Subject Property No. 728: \$80,000
  - Subject Property No. 763: \$160,000
  - Subject Property No. 749: \$80,000
  - Subject Property No. 365: \$240,000
  
- 14. Hourly Rate of Appraiser: \$250/hour

I hereby certify that I have read the foregoing Statement of Valuation and that it fairly and correctly states my opinions and knowledge as the matters stated herein.

DATE: April 14, 2009.

  
\_\_\_\_\_  
Joyce L. Riggs, MAI, SR/WA

MARKET DATA

Land Data 1

Grantor: Jagtar Singh Sandhu, a Single Man  
7920 Doe Trail Way, Antelope, CA 95843  
Grantee: Rajbir Singh Beasla  
2442 Prenton Avenue, Clovis, CA 93619  
Location: 3½ miles east of the Hoffman Road and Lockhart Road junction,  
Unincorporated San Bernardino County  
Legal Description: NE ¼ SE ¼ and E ½ SE ¼ SE ¼ SEC 1 TP 32S R 43E MDM. EX  
MNL RTS Reservation of record 60 ac  
APN: San Bernardino County 0502-041-48  
Area: 60 Acres  
Shape: Irregular  
Topography: Mountainous  
Accessibility: None  
Environmental Habitat: Mojave Ground Squirrel Range and Desert Tortoise Critical Habitat  
Unit

Recording Data

Date: November 17, 2008  
Instrument: 08-499950  
Sale Price; Terms: \$25,000; All Cash  
Sale Price per Acre: \$417

Land Data 2

Grantor: Karnie H. Tutunjian and Marilyn Tutunjian, Trustees of the Karnie H.  
Tutunjian and Marilyn Tutunjian Family Trust, created by that certain  
Declaration of Trust dated May 19, 2004, for the benefit of Marilyn

1 Tutunjian, as her separate property  
2 5555 N. West Avenue, #109, Fresno, CA 93711-2354  
3 Grantee: The California Desert Land Conservancy, -Inc., a California Non-Profit  
4 Corporation, dba Mojave Desert Land Trust  
5 6393 Sunset Road, #211, Joshua Tree, CA 92252  
6 Location: W/s of Brant Cima Road, south of Saddle Horn Road, Unincorporated  
7 San Bernardino County  
8 Legal Description: E ½ SE 1/4 SEC 16 TP 15N R 16E EX R/W 73.3 AC M/L  
9 APN: San Bernardino County 0569-181-11  
10 Area: 73.3 Acres  
11 Shape: Rectangular  
12 Topography: Sloping-Rolling  
13 Accessibility: Yes  
14 Environmental Habitat: Desert Tortoise Critical Habitat Unit  
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16 Recording Data  
17 Date: October 15, 2008  
18 Instrument: 08-458208  
19 Sale Price; Terms: \$45,813; All Cash  
20 Sale Price per Acre: \$625  
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22 Land Data 3  
23 Grantor: Bette Hawkins, a Widow  
24 Address N/A  
25 Grantee: The California Desert Land Conservancy, Inc., a California Non-Profit  
26 Corporation dba Mojave Desert Land Trust .  
27 6393 Sunset Road, #311, Joshua Tree, CA 92252  
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1           Location:               N/s & S/s of Saddle Horn Road, west of Brent Cima Road,  
2                                    Unincorporated San Bernardino County  
3           Legal Description:       W ½ NW 1/4 NE 1/4 SEC 16 TP 15N R 16 E  
4           APN:                    San Bernardino County 0569-181-37,38,39,40  
5           Area:                    80 Acres  
6           Shape:                   Rectangular  
7           Topography:            Sloping-Rolling  
8           Accessibility:         Yes  
9           Environmental Habitat:  Desert Tortoise Critical Habitat Unit

11           Recording Data

12           Date:                    May 21, 2008  
13           Instrument:               08-232188  
14           Sale Price; Terms:       \$60,000; All Cash  
15           Sale Price per Acre:     \$750

17           Land Data 4

18           Grantor:               William C. Reed and Betty J. Reed, husband and wife as joint tenants  
19                                    P.O. Box 1628, Scottsdale, AZ 85252  
20           Grantee:                 KDN Investments, a limited partnership  
21                                    P.O. Box 1495, Westminster, CA 92684  
22           Location:                1½ miles west of Ord Mountain Road 2½ miles south of 15 Freeway,  
23                                    Unincorporated San Bernardino County  
24           Legal Description:       W ½ NW ¼ SEC 36 TP 9N R 1W EX MNL RTS Reservation of  
25                                    record 80 ac  
26           APN:                    San Bernardino County 0417-031-11  
27           Area:                    80 Acres  
28           Shape:                   Rectangular

1 Topography: Mountainous  
2 Accessibility: None  
3 Environmental Habitat: Desert Tortoise Critical Habitat Unit  
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5 Recording Data

6 Date: June 20, 2007  
7 Instrument: 07-367522  
8 Sale Price; Terms: \$80,000; All Cash  
9 Sale Price per Acre: \$1,000  
10

11 Land Data 5

12 Grantor: N.R.L.L. East, LLC  
13 1 Mauchly, Irvine, CA 92618-2305  
14 Grantee: Anthony Lang  
15 P.O. Box 262014, San Diego, CA 92196-2014  
16 Location: Near Opal Mountain Road, Unincorporated San Bernardino County  
17 Legal Description: N ½ SW 1/4 SEC 36 TP 12N R 3W 80 AC  
18 APN: San Bernardino County 0500-201-12  
19 Area: 80 Acres  
20 Shape: Rectangular  
21 Topography: Sloping-Rolling  
22 Accessibility: Yes  
23 Environmental Habitat: Mojave Ground Squirrel Range and Desert Tortoise Critical Habitat  
24 Unit

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26 Recording Data

27 Date: April 7, 2008  
28 Instrument: 08-152406

1 Sale Price; Terms: \$34,500; All Cash

2 Sale Price per Acre: \$431

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4 Land Data 6

5 Grantor: Lajos Szenczi, an unmarried man and Lajos Szenczi and Edugna  
6 Szenczi, husband and wife as joint tenants

7 20450 Napa Street, Canoga Park, CA 91306

8 Grantee: Carlos T. De La Peza and Azalia De La Peza, husband and wife as joint  
9 tenants

10 15340 Casino Drive, Hacienda Heights, CA 91745

11 Location: East of Barstow Road (Highway 247), north of Stoddard Wells Road,  
12 Unincorporated San Bernardino County

13 Legal Description: N 1/2 SE 1/4 SEC 36 TP 9N R 2W 80' AC

14 APN: San Bernardino County 0428-181-07

15 Area: 80 Acres

16 Shape: Rectangular

17 Topography: Level-Sloping-Rolling

18 Accessibility: Yes

19 Environmental Habitat: Neither

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21 Recording Data

22 Date: March 26, 2008

23 Instrument: 08-133157

24 Sale Price; Terms: \$150,000; All cash

25 Sale Price per Acre: \$1,875

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1     Land Data 7

2             Grantor:             Richard Gary Smith and Sally Ann Smith, husband and wife as joint  
3                                     tenants, as to an undivided one half (1/2) interest and Anthony Bondi, an  
4                                     unmarried man, and May De Silva, an unmarried woman, as to an  
5                                     undivided one half (1/2) interest

6                                     800 Finne Road, Redwood Valley, CA 95470

7             Grantee:             The California Desert Land Conservancy, Inc.  
8                                     P.O. Box 207, Twentnine Palms, CA 92277

9             Location:            2 1/4 miles east of Brant Cima Road and 2 1/4 miles northeast of Cima  
10                                    Road, Unincorporated San Bernardino County

11            Legal Description:    E 1/2 SW 1/4 SEC 36 TP 14N R 14E 80 ac

12            APN:                 San Bernardino County 0570-231-10

13            Area:                80 Acres

14            Shape:               Rectangular

15            Topography:         Sloping-Rolling

16            Accessibility:       None

17            Environmental Habitat: Neither

18

19            Recording Data

20            Date:                December 18, 2007

21            Instrument:         07-699783

22            Sale Price; Terms:   \$40,800; All Cash

23            Sale Price per Acre: \$510

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25            Land Data 8

26            Grantor:             California Land Corporation, a Nevada Corporation  
27                                    C/O Chris Troy 3410 La Sierra Avenue, Riverside, CA 92503

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1 Grantee: Phim Boonthavongkham and Sakhone Boonthavongkham, husband and  
2 wife as joint tenants  
3 16767 Fox Trot Lane, Moreno Valley, CA 92555  
4 Location: Northwest corner of Fort Irwin Road and 15 Freeway, Unincorporated  
5 San Bernardino County  
6 Legal Description: E ½ SW ¼ SEC 36 TP 9N R 1W EX MNL RTS Reservation of  
7 record 80 ac  
8 APN: San Bernardino County 0417-031-16  
9 Area: 80 Acres  
10 Shape: Rectangular  
11 Topography: Mountainous  
12 Accessibility: None  
13 Environmental Habitat: Desert Tortoise Critical Habitat Unit

14  
15 Recording Data

16 Date: July 2, 2007  
17 Instrument: 07-391748  
18 Sale Price; Terms: \$199,000; \$139,000 from private lender for 30 years at market terms  
19 Sale Price per Acre: \$2,488  
20

21 Land Data 9a

22 Grantor: El Drag, Inc./Orchards Land Company, Inc., a California Corporation  
23 C/O Melinda Frost 9214 SVL Box, Victorville, CA 92395-5148  
24 Grantee: Global Real Estate Development, a Nevada Limited Liability Company  
25 20253 Wadena Road, Apple Valley, CA 92308  
26 Location: N/s of Interstate 15, W/s of Fort Irwin Road, Unincorporated San  
27 Bernardino County  
28 Legal Description: PTN N ½ SEC 1 TP 9N R 1W LYING NLY OF STATE HIGHWAY



1 EX MNL RTS RESERVED BY STATE OF CALIF EX STATE  
2 HGWY PER 7-26-83 NO 167076  
3 APN: San Bernardino County 0424-041-08  
4 Area: 92.30 Acres  
5 Shape: Irregular  
6 Topography: Sloping-Rolling-Mountainous  
7 Accessibility: Yes  
8 Environmental Habitat: Desert Tortoise Critical Habitat Unit  
9 Recording Data  
10 Date: May 24, 2007  
11 Instrument: 07-314680  
12 Sale Price; Terms: \$300,000 - assessed value; N/A  
13 Sale Price per Acre: \$3,250  
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15 Land Data 9b  
16 Grantor: Ft. Irwin Acres, a California Limited Partnership  
17 13040 Pinion Street, Etiwanda, CA 91739  
18 Grantee: Orchards Construction, Inc., a Texas Corporation as to an undivided 1/2  
19 interest as tenants in common; Goldstone Financial Incorporated, a  
20 Nevada Corporation as to an undivided 1/2 interest as tenants in  
21 common  
22 1925 Arlington Street, Kingman, AZ 86401  
23 Location: N/s of Interstate 15, W/s of Fort Irwin Road, Unincorporated San  
24 Bernardino County  
25 Legal Description: PTN N 1/2 SEC 1 TP 9N R 1W LYING NLY OF STATE HIGHWAY  
26 EX MNL RTS RESERVED BY STATE OF CALIF EX STATE  
27 HGWY PER 7-26-83 NO 167076  
28 APN: San Bernardino County 0424-041-08

1 Area: 92.30 Acres  
2 Shape: Irregular  
3 Topography: Rolling-Mountainous  
4 Accessibility: Yes  
5 Environmental Habitat: Desert Tortoise Critical Habitat Unit  
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7 Recording Data

8 Date: August 19, 2005  
9 Instrument: 05-615743  
10 Sale Price; Terms: \$220,000; All Cash  
11 Sale Price per Acre: \$2,384  
12

13 Land Data 10

14 Grantor: Joseph Escoboza, an unmarried man  
15 Address N/A  
16 Grantee: The Mojave Desert Land Trust, a California Non-Profit Corporation  
17 4075 Mission Inn Avenue, Riverside, CA 92501  
18 Location: 2¼ miles east of Brant Cima Road and 2¾ miles northeast of Cima  
19 Road, Unincorporated San Bernardino County  
20 Legal Description: W ½ E ½ SEC 36 TP 14N R 14E EX S 1760 FT thereof 106.66 AC  
21 M/L  
22 APN: San Bernardino County 0570-231-15  
23 Area: 106.66 Acres  
24 Shape: Rectangular  
25 Topography: Sloping-Rolling  
26 Accessibility: In Proximity  
27 Environmental Habitat: Neither

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Recording Data

Date: December 28, 2006  
Instrument: 06-891384  
Sale Price; Terms: \$41,277; All Cash  
Sale Price per Acre: \$387

Land Data 11

Grantor: Lawrence Waxman and Arlene Buckner, Co-Trustees of The Waxman Family Revocable Trust of 1987, as to an undivided 1/2 interest; Hilda Winnick, a widow, as to an undivided 1/4 interest and Lawrence Steven Waxman, a married man, as his sole and separate property, who acquired title as a single man, as to an undivided 1/4 interest.  
2784 Bottlebrush Drive, Los Angeles, CA 90077-2010  
Grantee: California Desert Land Conservancy, a California Non-Profit Corporation dba Mojave Desert Land Trust  
6393 Sunset Road, #211, Joshua Tree, CA 92252  
Location: 1 1/4 miles east of Zzyzx Road and 3 miles southeast of 15 Freeway, Unincorporated San Bernardino County  
Legal Description: SE 1/4 SEC 36 TP 13N R 8E EX MNL RTS as reserved by State of California 160 AC  
APN: San Bernardino County 0543-241-30  
Area: 160 Acres  
Shape: Rectangular  
Topography: Rolling-Mountainous  
Accessibility: In Proximity  
Environmental Habitat: Neither

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Recording Data

Date: October 15, 2008  
Instrument: 08-458969  
Sale Price; Terms: \$57,600; All Cash  
Sale Price per Acre: \$360

Land Data 12

Grantor: Penelope Eloise Link, as to a 1/3 interest and Clark B. Rudy, as to a 2/3 interest  
Clark B. Rudy: P.O. Box 3128, Paso Robles, CA 93447  
Grantee: The California Desert Land Conservancy, Inc., a California Non-Profit Corporation, dba Mojave Desert Land Trust  
6393 Sunset Road, #211, Joshua Tree, CA 92252  
Location: Along Cedar Canyon Road, west of Grotto Hills Road, Unincorporated San Bernardino County  
Legal Description: SW 1/4 SEC 11 TP 12N R 16E  
APN: San Bernardino County 0567-201-13  
Area: 160 Acres  
Shape: Rectangular  
Topography: Rolling  
Accessibility: Yes  
Environmental Habitat: Neither

Recording Data

Date: March 13, 2008  
Instrument: 08-111517  
Sale Price; Terms: \$64,000; All Cash  
Sale Price per Acre: \$400

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Land Data 13

Grantor: Beverly J. Russell, as Sole Successor Trustee of the Russell Revocable Living Trust dated April 19, 1995  
P.O. Box 886, Running Springs, CA 92382-886

Grantee: The California Desert Land Conservancy, Inc., a California Non-Profit Corporation, dba Mojave Desert Land Trust  
6393 Sunset Road, #211, Joshua Tree, CA 92252

Location: 1 mile south of Cedar Canyon Road and 2¾ miles west of Lanfair Road, Unincorporated San Bernardino County

Legal Description: NE ¼ SEC 23 TP 12N R 16E 160 AC, & 113 AC of NW ¼ SEC 23 TP 12N R 16E 113 AC

APN: San Bernardino County 0567-171-09 & 11

Area: 273 Acres

Shape: Rectangular

Topography: Rolling

Accessibility: In Proximity

Environmental Habitat: Neither

Recording Data

Date: August 22, 2008

Instrument: 08-384857

Sale Price; Terms: \$95,550; All Cash

Sale Price per Acre: \$350

Land Data 14

Grantor: Teresa Ford Elconin, a single woman, an undivided 1/7th interest; Darrow Thomas Elconin, a married man, as his sole and separate property, an undivided 1/7th interest; Roger Frederick Elconin, a single man, an undivided 1/7th interest; Theodore Frank Elconin, a single man,

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and undivided 1/7th interest; Karen Abba Cospes, a married woman, as her sole and separate property, an undivided 1/7th interest; Lynn Ann Elconin Bauer, an unmarried woman, who acquired title as Lynn Ann Elconin Bauck, an undivided 1/7th interest and Mark Robert Elconin, a single man, an undivided 1/7th interest, all as tenants in common Darrow T. Elconin: 11410 Burro Court, Weldon, CA 93283-9610

Grantee: The California Desert Land Conservancy, Inc., a California Non-Profit Corporation, dba Mojave Desert Land Trust  
6393 Sunset Road, #211, Joshua Tree, CA 92252

Location: S/s of Cedar Canyon Road, Unincorporated San Bernardino County  
Legal Description: E 1/2 SEC 16 TP 12N R 16E EX MNL RTS RESERVATION OF RECORD 320 AC

APN: San Bernardino County 0567-162-23  
Area: 320 Acres  
Shape: Rectangular  
Topography: Rolling  
Accessibility: Yes  
Environmental Habitat: Neither

Recording Data

Date: March 25, 2008  
Instrument: 08-129041  
Sale Price; Terms: \$112,000; All Cash  
Sale Price per Acre: \$350

Land Data 15

Grantor: Daniel B. Leighty, Trustee of The Alice L. Leighty Revocable Trust of 2005  
22644 Oxnard Street, Woodland Hills, CA 91367-3321

1                   Grantee:                   The California Desert Land Conservancy, Inc., a California Non-Profit  
2   Corporation, dba Mojave Desert Land Trust  
3   6393 Sunset Road, #211, Joshua Tree, CA 92252  
4                   Location:                   South of Interstate 15, east of Telegraph Mine Road, Unincorporated  
5   San Bernardino County  
6                   Legal Description:               E ½ SEC 16 TP 15N R 11E EX MNL RTS AS RESERVED BY STATE  
7   OF CALIFORNIA 320 AC  
8                   APN:                           San Bernardino County 0570-061-22  
9                   Area:                           320 Acres  
10                   Shape:                           Rectangular  
11                   Topography:                   Rolling-Mountainous  
12                   Accessibility:               Yes  
13                   Environmental Habitat: Desert Tortoise Critical Habitat Unit

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15                   Recording Data

16                   Date:                           December 30, 2008  
17                   Instrument:                   08-573054  
18                   Sale Price; Terms:           \$80,000; All Cash  
19                   Sale Price per Acre:        \$250

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21                   Land Data 16

22                   Grantor:                   David L. Richard and June Dahlen, husband and wife as joint tenants  
23   40046 Becky Lane, Palmdale, CA 93551  
24                   Grantee:                   Desert Tortoise Preserve Committee, Inc., a California Corporation  
25   C/O Lee Law Firm 3701 Wilshire Blvd., #1105, Los Angeles, CA 90010  
26                   Location:                   West side of Highway 247, ½ mile north of Stoddard Wells Road,  
27   Unincorporated San Bernardino County

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Legal Description: W ½ SW ¼ SEC 16 TP 11S R 4W EX MNL RTS Reservation of record 80 ac; and N ½ SEC 16 TP 11N R 4W EX MNL RTS as reserved by State of California 320 ac

APN: San Bernardino County 0490-081-16 & 0490-091-02

Area: 400 Acres

Shape: Rectangular

Topography: Dry Lake Bed/Floodway

Accessibility: None

Environmental Habitat: Mojave Ground Squirrel Range

Recording Data

Date: December 12, 2008

Instrument: 08-550532

Sale Price; Terms: \$288,000; All Cash

Sale Price per Acre: \$720

Land Data 17

Grantor: Michael L. Sinclair  
P.O. Box 1703, Sutherlin, OR 97479-1703

Grantee: The California Desert Land Conservancy, Inc., a California Non-Profit Corporation, dba Mojave Desert Land Trust  
6393 Sunset Road, #211, Joshua Tree, CA 92252

Location: Near Morning Star Mine Road, Unincorporated San Bernardino County

Legal Description: S ½ and S ½ N ½ SEC 16 TP 15N R 15E EX MNL RTS AS RESERVED BY STATE OF CALIF 480 AC

APN: San Bernardino County 0569-161-17

Area: 480 Acres

Shape: Rectangular



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Topography: Level-Rolling  
Accessibility: Yes  
Environmental Habitat: Desert Tortoise Critical Habitat Unit

Recording Data

Date: September 9, 2008  
Instrument: 08-408773  
Sale Price; Terms: \$230,400; All Cash  
Sale Price per Acre: \$480

Land Data 18

Grantor: Victoria K.J. Loh-Berri, a married woman, as her sole and separate property, who acquired title as Victoria Loh, a single woman  
30659 Rue Valois, Rancho Palos Verdes, CA 90275-5332  
Grantee: The California Desert Land Conservancy, Inc., a California Non-Profit Corporation, dba Mojave Desert Land Trust  
6393 Sunset Road, #211, Joshua Tree, CA 92252  
Location: Near Kelso Cima Road, Unincorporated San Bernardino County  
Legal Description: SEC 36 TP 13N R 13E EX MIN RTS AS RESERVED BY STATE OF CALIF 640 AC  
APN: San Bernardino County 0567-021-18  
Area: 640 Acres  
Shape: Rectangular  
Topography: Level-Rolling  
Accessibility: In Proximity  
Environmental Habitat: Desert Tortoise Critical Habitat Unit

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Recording Data

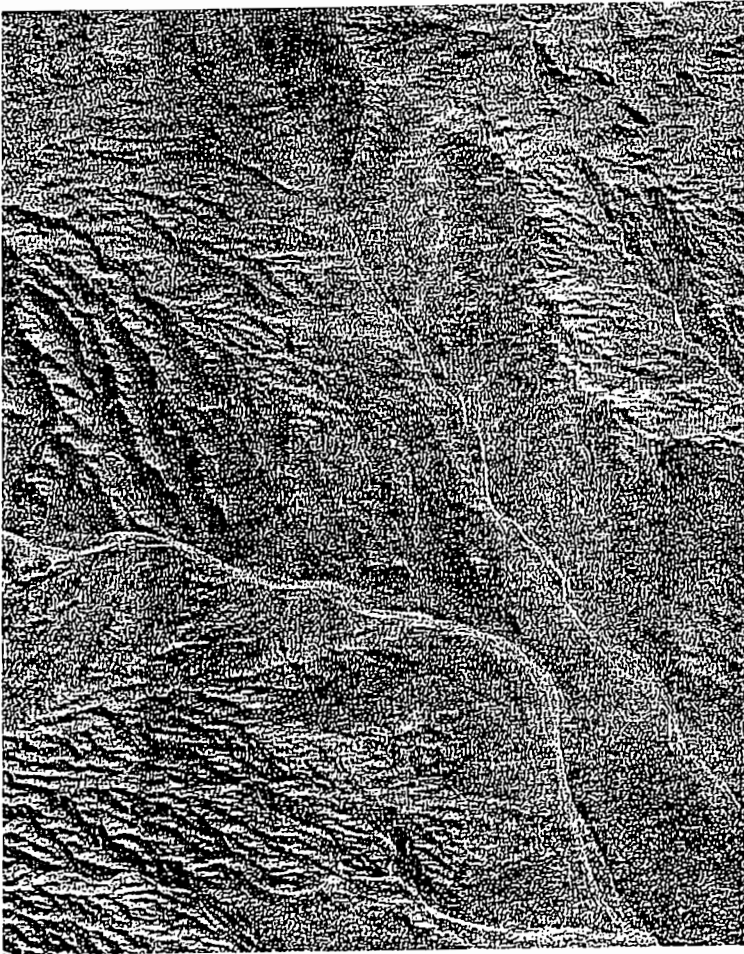
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Date: December 17, 2008  
Instrument: 08-557396  
Sale Price; Terms: \$192,000; All Cash  
Sale Price per Acre: \$300

LAND SALES MAP

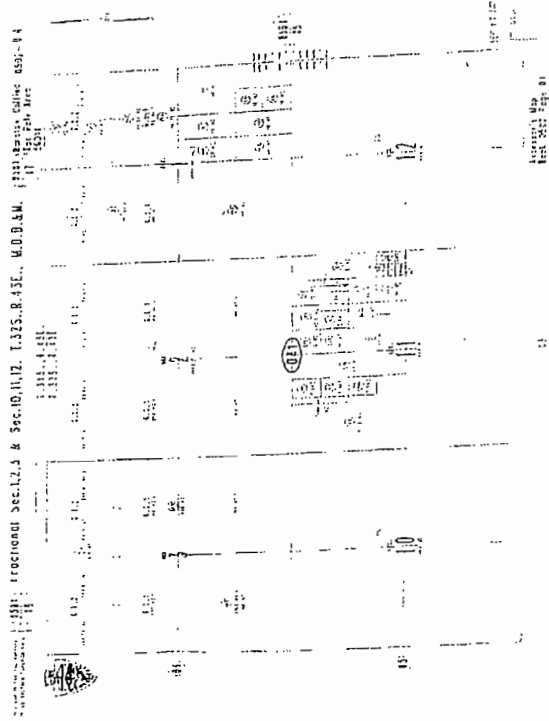


# Land Sale No.1

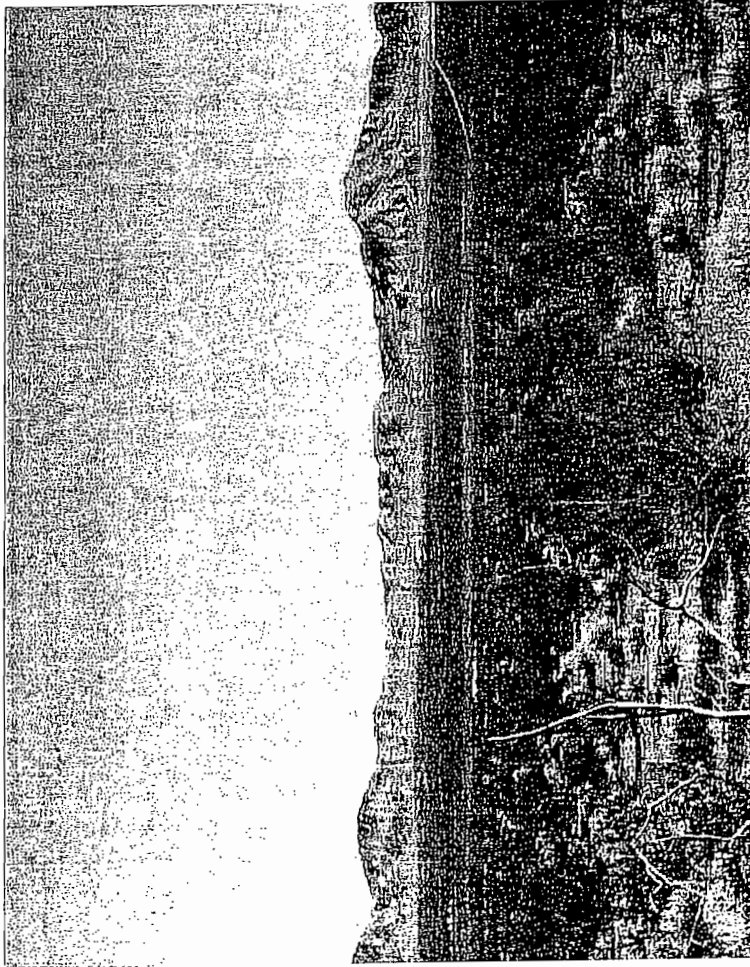


Sale Price: \$25,000  
Site Area: 60 Acres  
Price/Acre: \$417

3 1/2 Miles East of the Hoffman Road  
and Lockhart Road Junction  
Unincorporated San Bernardino County



# Land Sale No.2



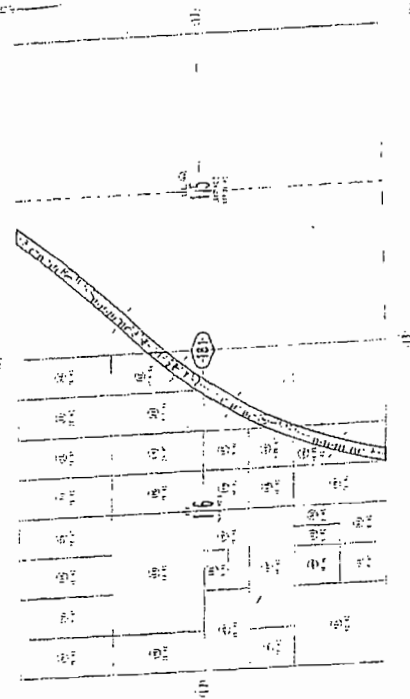
Sale Price: \$45,813  
Site Area: 73.3 Acres  
Price/Acre: \$625

W/S of Brant Cima Road,  
South of Saddlehorn Road  
Unincorporated San Bernardino County

Sec. 15 & 16, T. 15N., R. 16E., S. 9. B. & M.

Map of 15114  
1st Ed. 1914  
5000

0365-18



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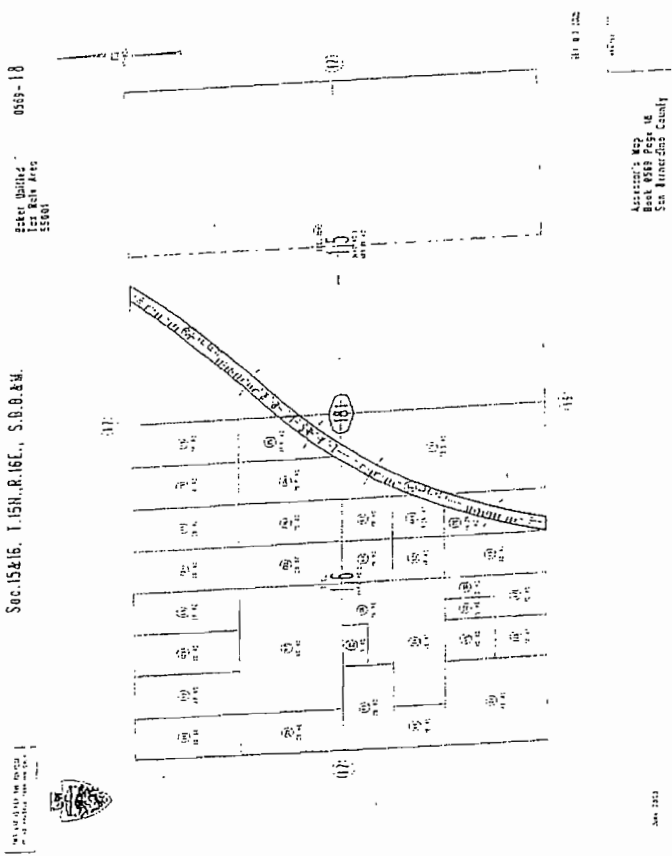
Map of 15114  
1st Ed. 1914  
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0365-18

# Land Sale No.3



Sale Price: \$60,000  
Site Area: 80 Acres  
Price/Acre: \$750



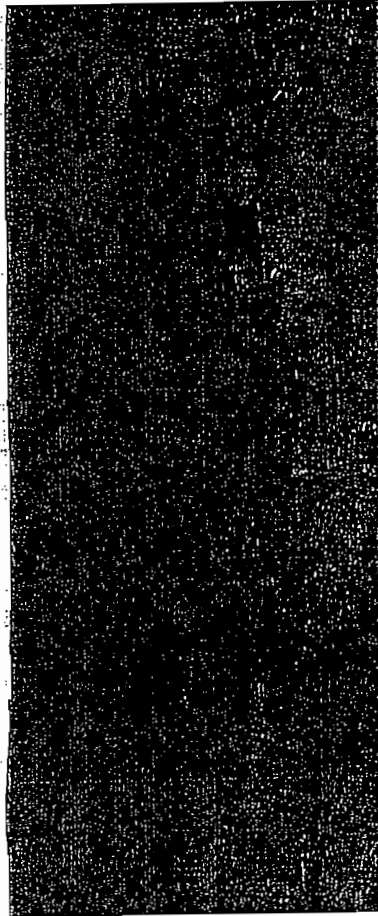
North Side of the South Side of Saddle  
Horn Road, West of Brent Cima Road  
Unincorporated San Bernardino County

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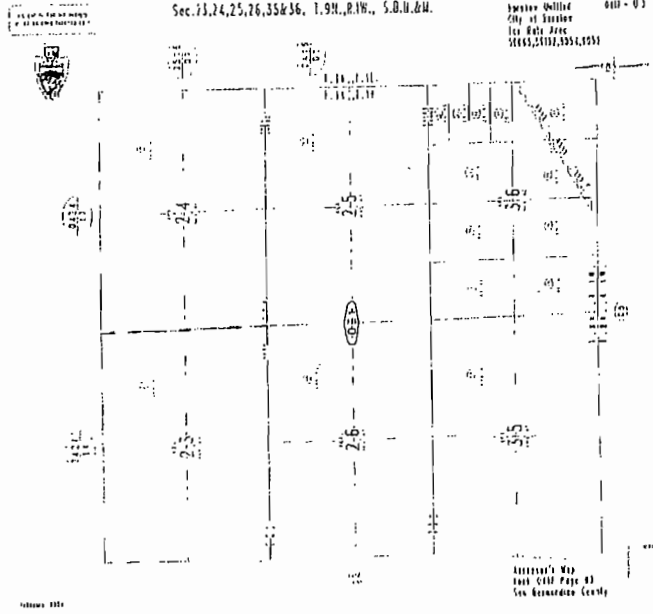
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# Land Sale No.4

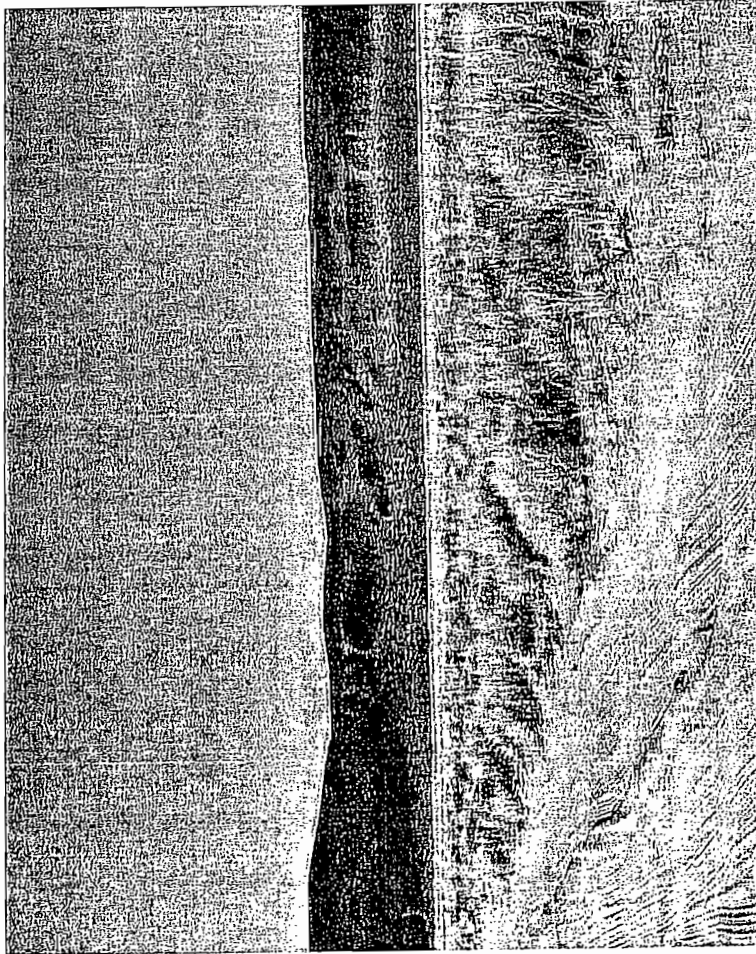
Sale Price: \$80,000  
Site Area: 80 Acres  
Price/Acre: \$1,000



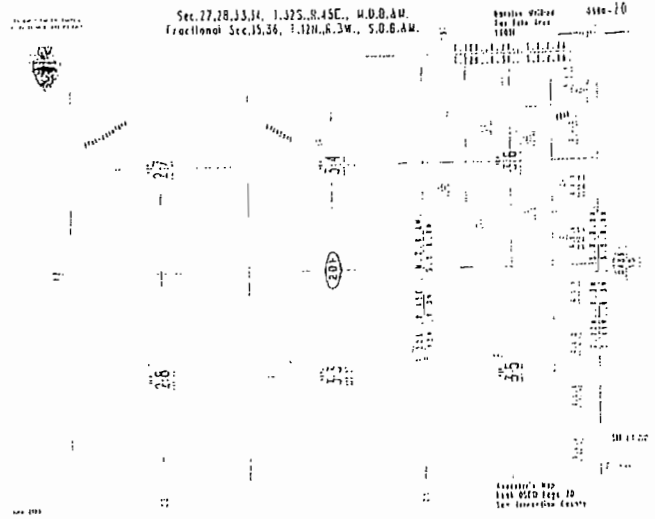
1 1/2 Miles West of Ord Mountain Road,  
2 1/2 Miles South of 15 Freeway  
Unincorporated San Bernardino County



# Land Sale No.5



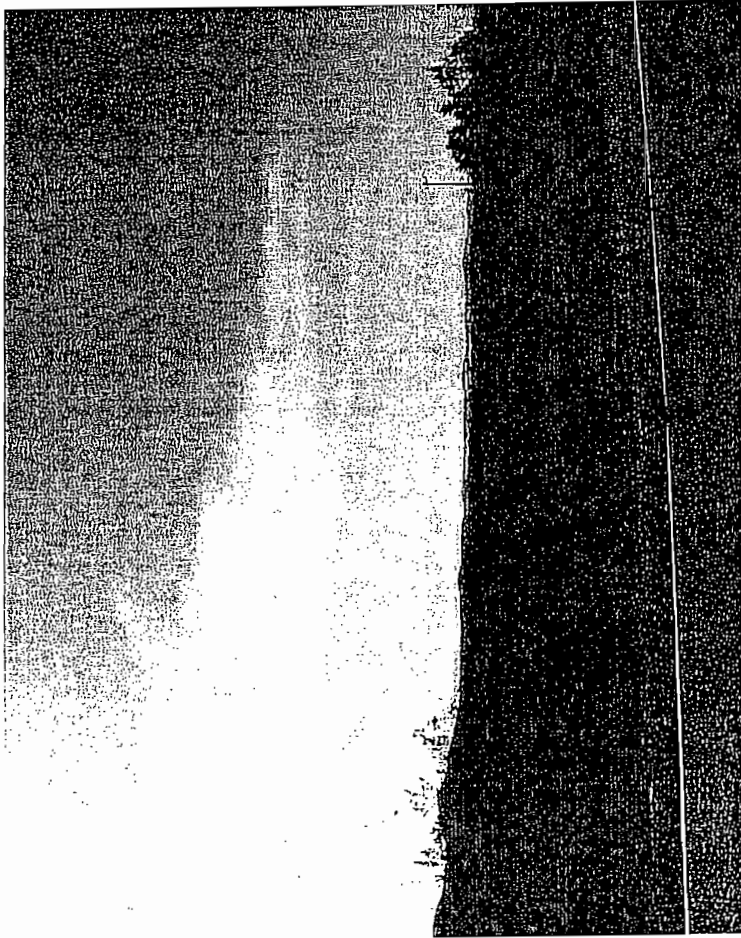
Sale Price: \$34,500  
Site Area: 80 Acres  
Price/Acre: \$431



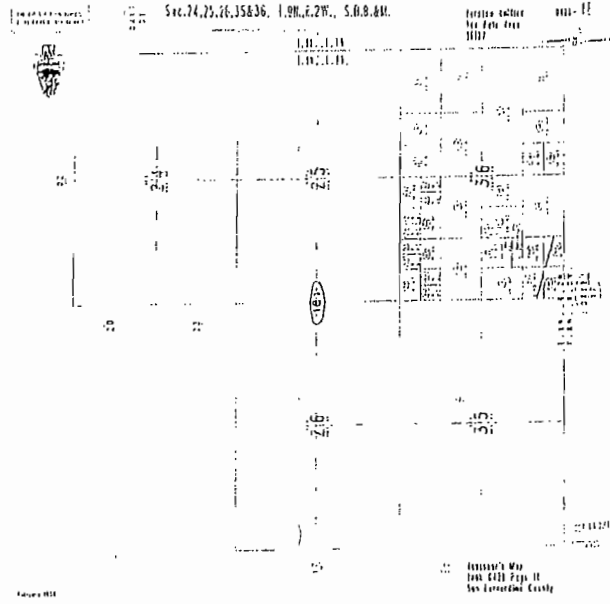
Near Opal Mountain Road  
Unincorporated San Bernardino County



# Land Sale No.6



Sale Price: \$150,000  
Site Area: 80 Acres  
Price/Acre: \$1,875



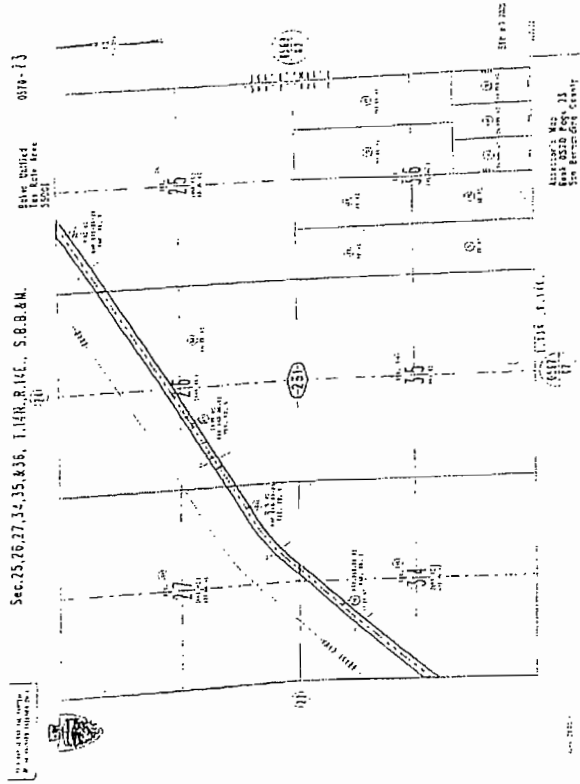
East of Barstow Road (Highway 247),  
North of Stoddard Wells Road  
Unincorporated San Bernardino County

# Land Sale No.7



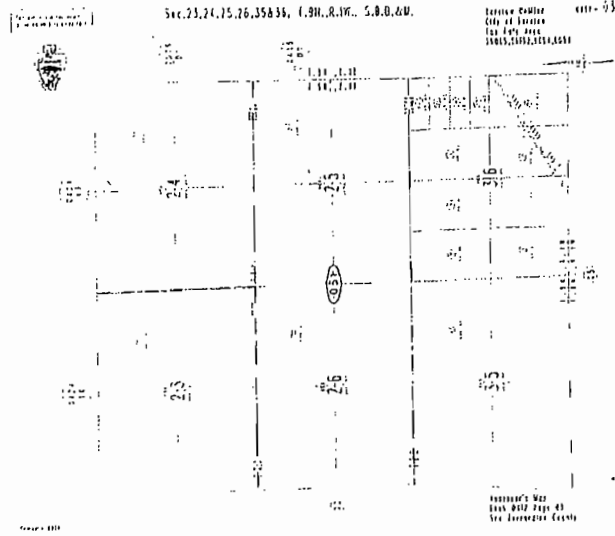
Sale Price: \$40,800  
Site Area: 80 Acres  
Price/Acre: \$510

2 1/4 Miles East of Brant Cima Road  
2 1/4 Miles Northeast of Cima Road  
Unincorporated San Bernardino County



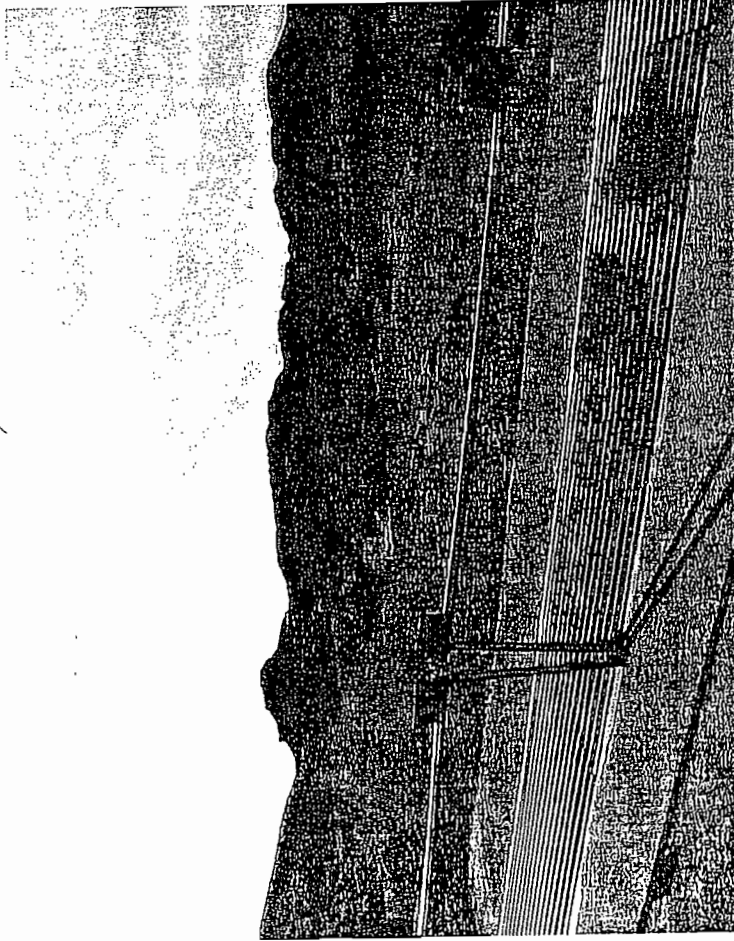
# Land Sale No.8

Sale Price: \$199,000  
Site Area: 80 Acres  
Price/Acre: \$2,488



Northwest Corner of Fort Irwin Road  
and 15 Freeway  
Unincorporated San Bernardino County

# Land Sale No.9b



North Side of Interstate 15,  
West Side of Fort Irwin Road  
Unincorporated San Bernardino County

Sale Price: \$220,000

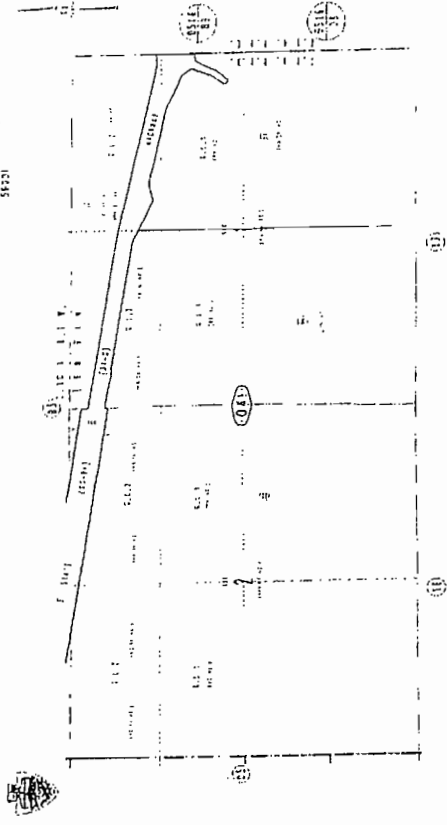
Site Area: 92.30 Acres

Price/Acre: \$2,384

Fractional Sec. 1&2, T. 3N., R. 1W., S. 8, 6 & 4M.

Point of Sale  
See Map 1000  
55921

0422-04



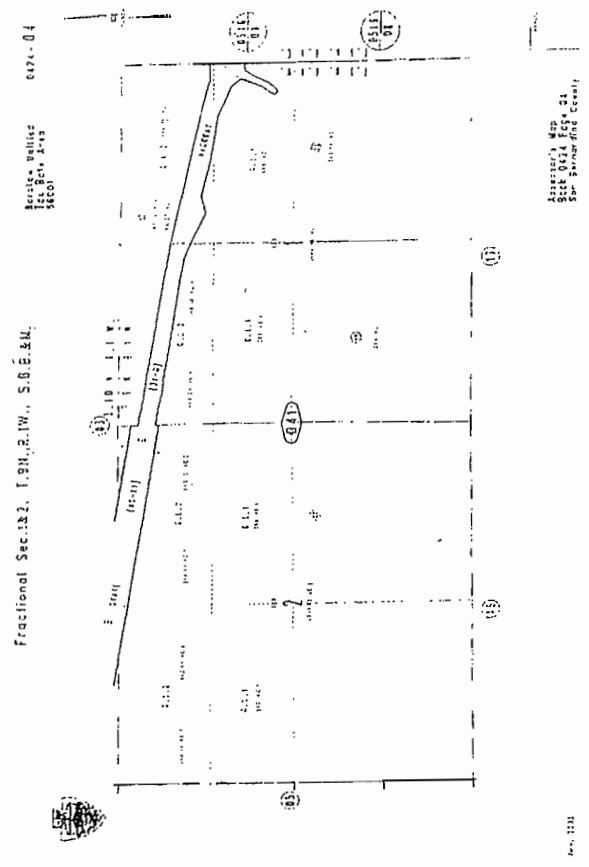
1981 (REV.) MS  
PLAN 1824 F-24  
San Bernardino County

# Land Sale No. 9a



Sale Price: \$300,000  
Site Area: 92.30 Acres  
Price/Acre: \$3,250

North Side of Interstate 15,  
West Side of Fort Irwin Road  
Unincorporated San Bernardino County

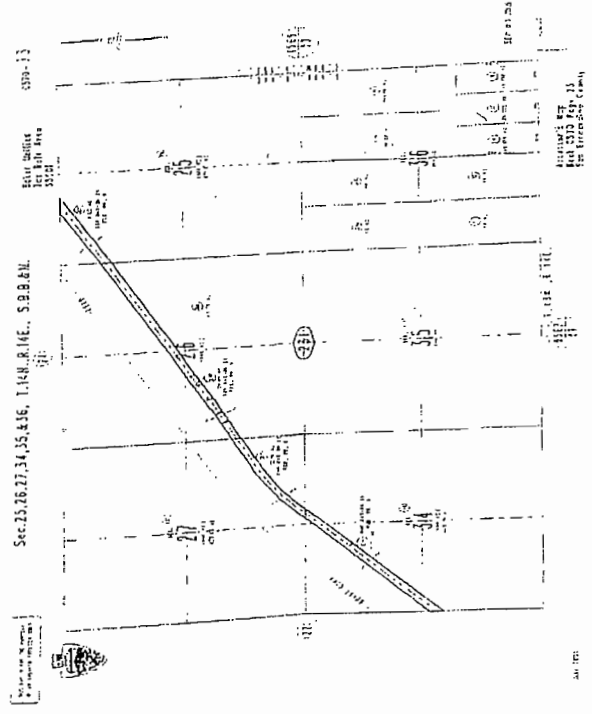


# Land Sale No.10



Sale Price: \$41,277  
Site Area: 106.66 Acres  
Price/Acre: \$387

2 1/4 Miles East of Brant Cima Road,  
2 3/4 Miles Northeast Cima Road  
Unincorporated San Bernardino County

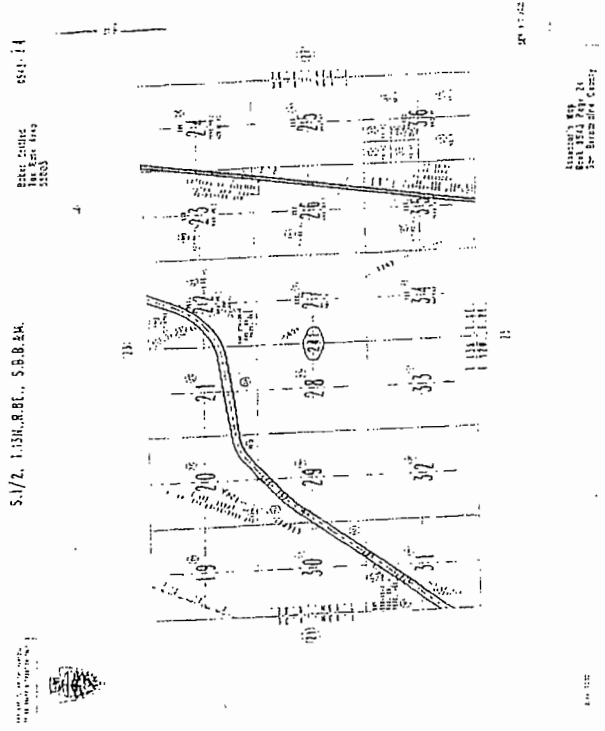


# Land Sale No.11



Sale Price: \$57,600  
Site Area: 160 Acres  
Price/Acre: \$360

1 1/4 Miles East of Zzyzx Road,  
3 Miles Southeast of 15 Freeway  
Unincorporated San Bernardino County

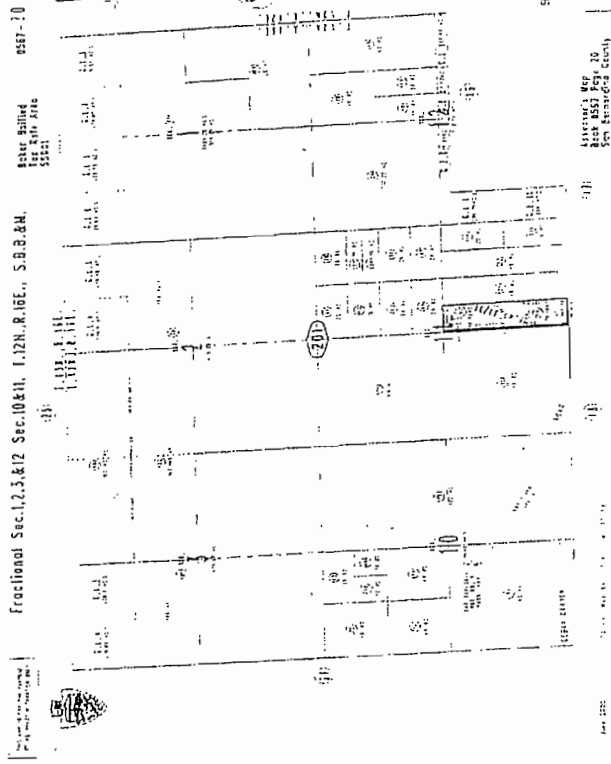


# Land Sale No.12



Along Cedar Canyon Road,  
West of Grotto Hills Road  
Unincorporated San Bernardino County

Sale Price: \$64,000  
Site Area: 160 Acres  
Price/Acre: \$400



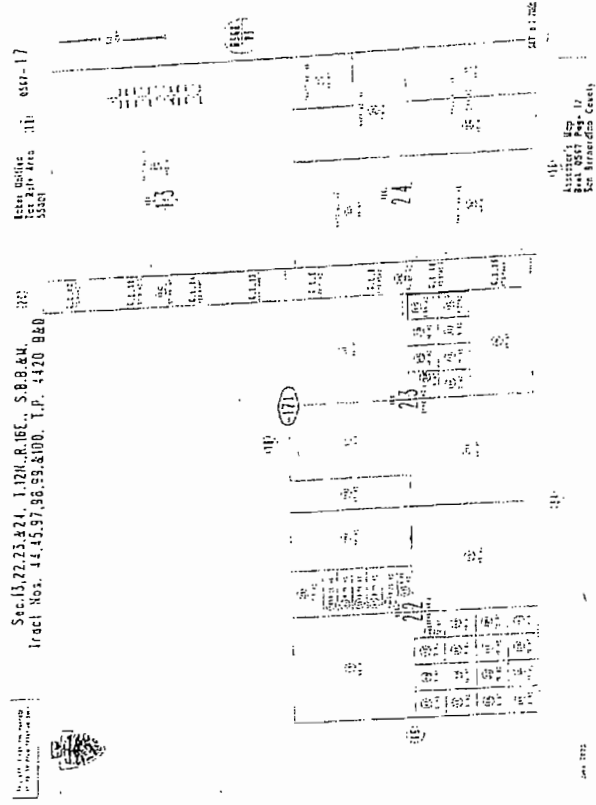


# Land Sale No. 13

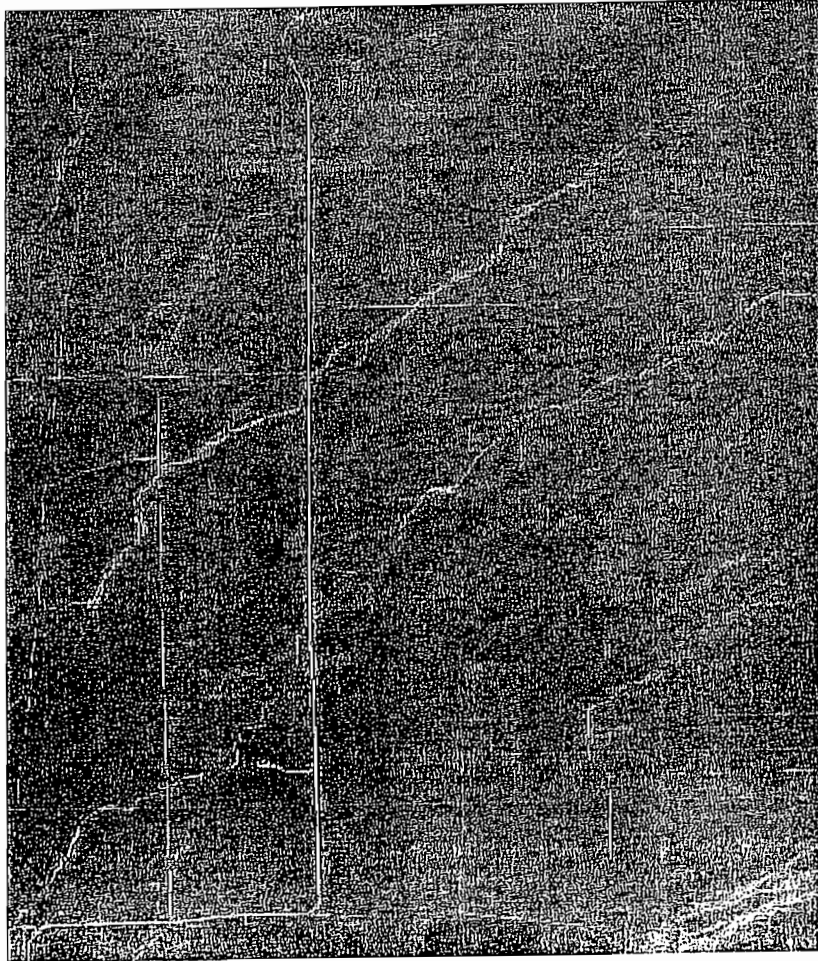


Sale Price: \$95,550  
Site Area: 273 Acres  
Price/Acre: \$350

1 Mile South of Cedar Canyon Road,  
2 3/4 Miles West of Lanfair Road  
Unincorporated San Bernardino County

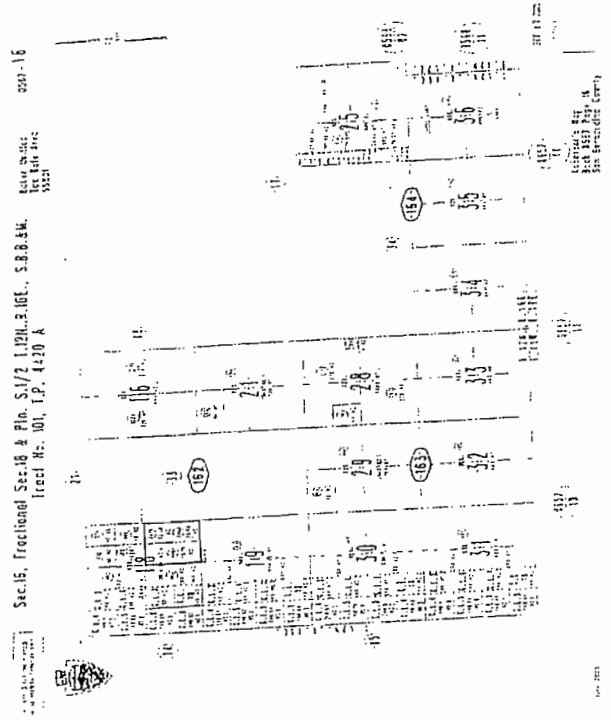


# Land Sale No.14



Sale Price: \$112,000  
 Site Area: 320 Acres  
 Price/Acre: \$350

South Side of Cedar Canyon Road  
 Unincorporated San Bernardino County



# Land Sale No.15



Sale Price: \$80,000  
Site Area: 320 Acres  
Price/Acre: \$250

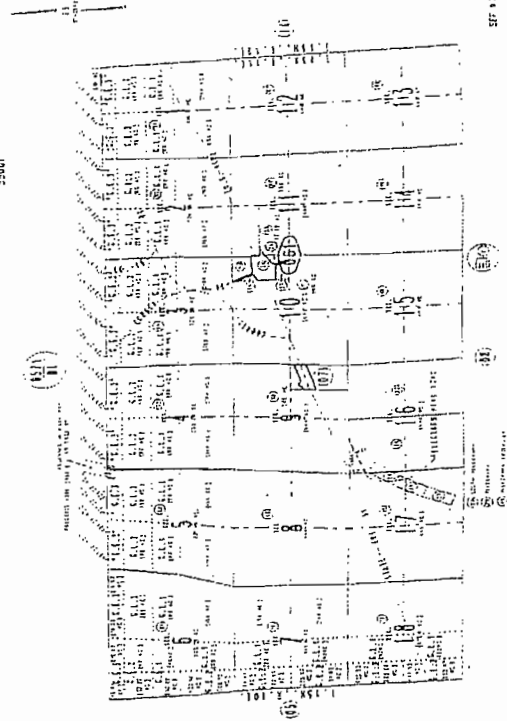
South of Interstate 15,  
East of Telegraph Mine Road  
Unincorporated San Bernardino County



1/2 T.15N., R.11E., S.B.B. & M.

Eschert, Billed  
for Rich Area  
1980

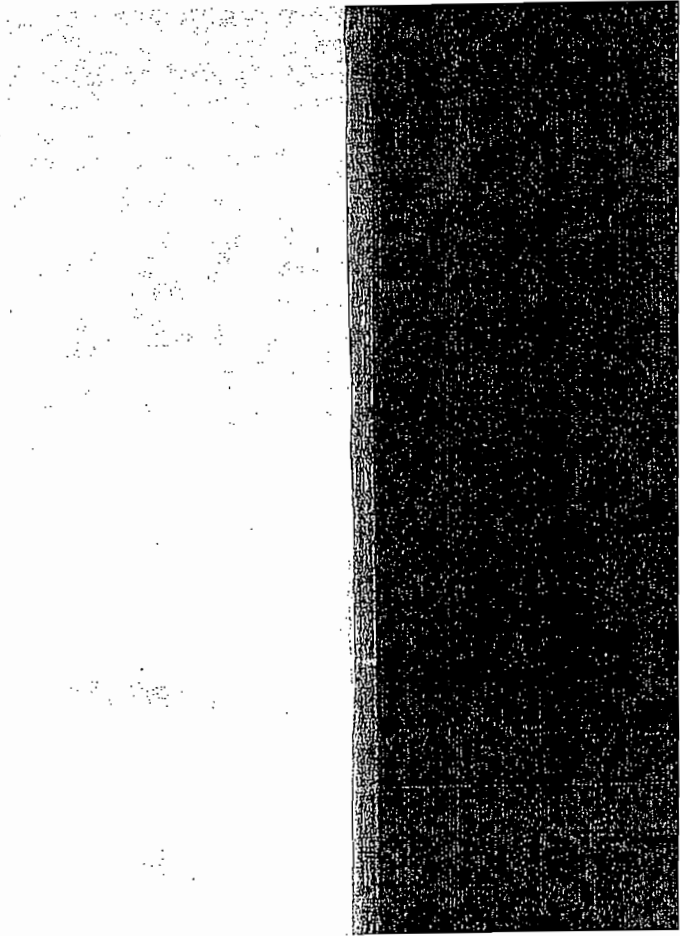
0510-06



San Bernardino County  
Map No. 05  
844 1514 Pgs. 05  
San Bernardino County

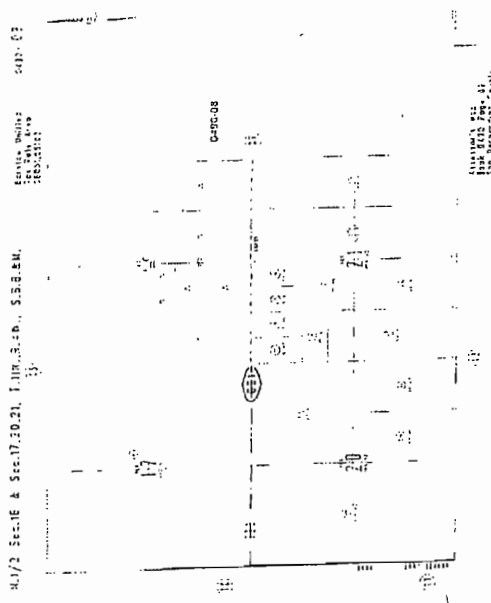
Map No.

# Land Sale No.16

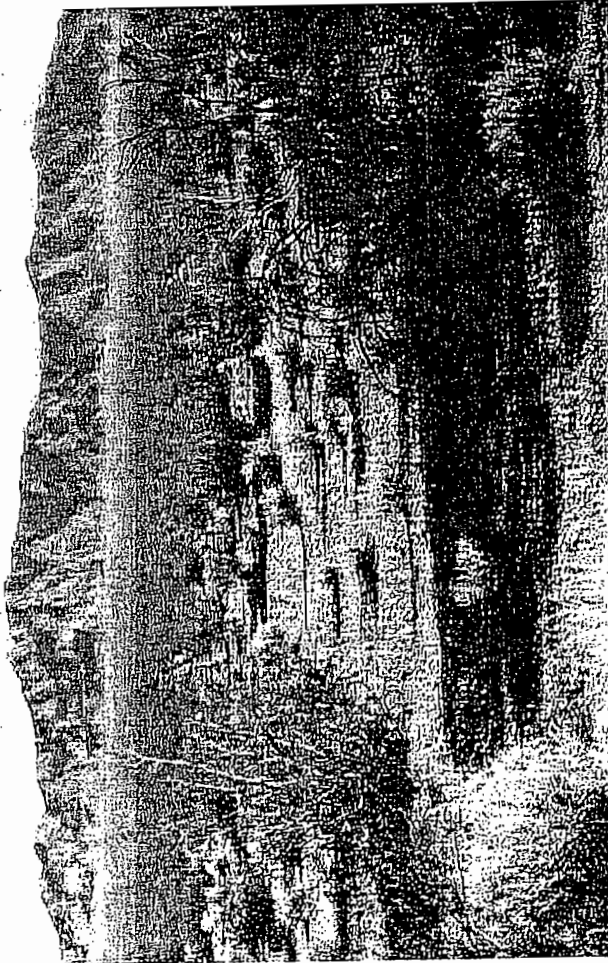


Sale Price: \$288,000  
Site Area: 400 Acres  
Price/Acre: \$720

West Side of Highway 247,  
1/2 Mile North of Stoddard Wells Road  
Unincorporated San Bernardino County



# Land Sale No.17



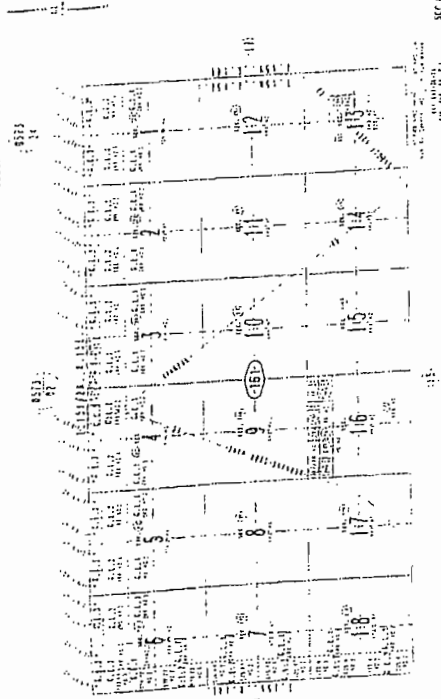
Sale Price: \$230,400  
Site Area: 480 Acres  
Price/Acre: \$480

Morning Star Mine Road  
Unincorporated San Bernardino County

N. 1/2 T. 15N., R. 15E., S. 6B.M.

Esche, United  
SSS

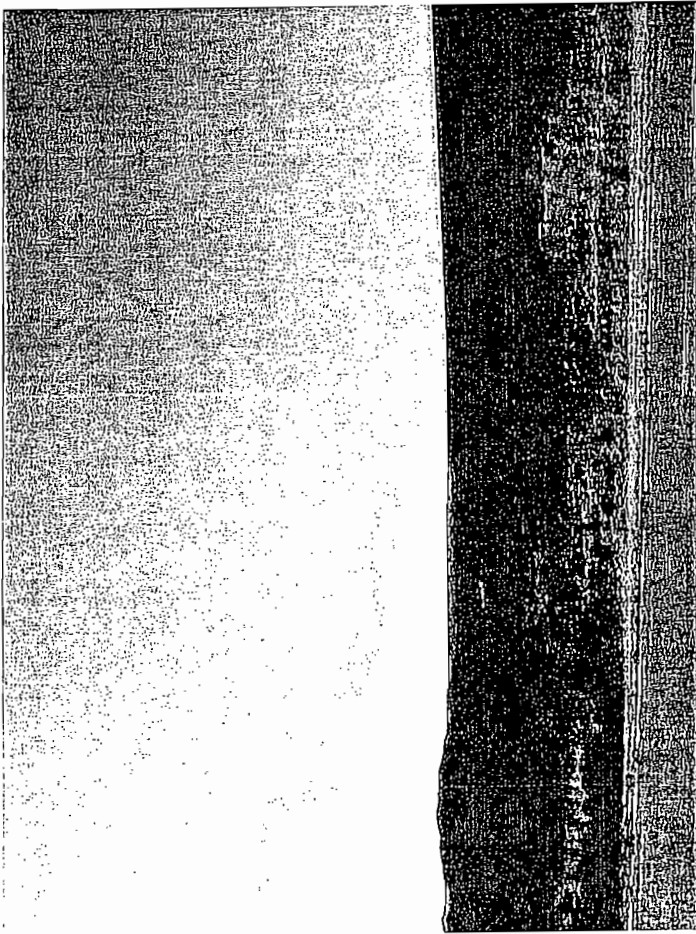
3558-15



Map No.

Esche's Map  
San Bernardino County

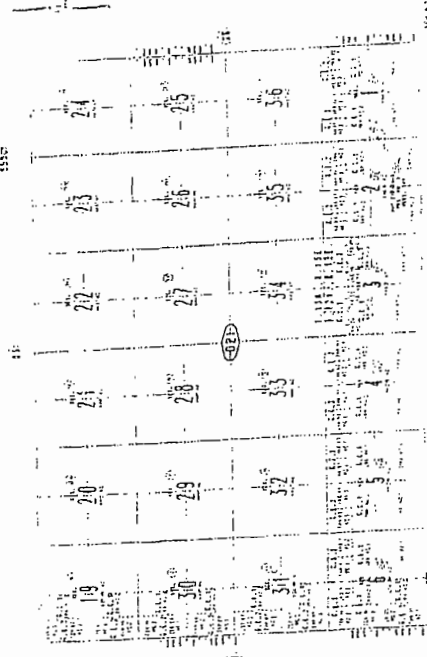
# Land Sale No.18



Sale Price: \$192,000  
Site Area: 640 Acres  
Price/Acre: \$300

Near Kelso Cima Road  
Unincorporated San Bernardino County

Fractional Sec.1 thru.6, T.12N., R.13E., S.1/2 T.13N., R.13E., S.B.B.M., B.M. 5587



PREPARED BY  
DICKSON & CO. INC.  
SAN BERNARDINO COUNTY

**APPRAISAL QUALIFICATIONS**  
**JOYCE L. RIGGS, MAI, SR/WA**

**APPRAISAL EXPERIENCE**

Entered the appraisal profession in 1988 as an appraisal assistant with B.G.R. Appraisals in Simi Valley, California. Services rendered involved appraisal report preparation for a variety of property types including: commercial/retail and office; industrial; bulk acreage; and multi-family residential.

In 1991, I accepted a position as a Real Estate Representative for The Metropolitan Water District of Southern California ("MWDSC"). Services rendered involved appraisal report preparation, review, mass appraisal cost studies for budget purposes, and evaluation of full and partial takings of property for capital projects and surplus portfolio properties; coordination between Legal, Right-of Way, Engineering, Planning, and Environmental Divisions relative to appraisal issues as appraisal project manager of the Diamond Valley Reservoir Project, a capital project.

From 1993 to 2001, I was associated with the appraisal firm of Mason & Mason in Montrose, California. Services rendered involved appraisal review, and full and partial take appraisal report preparation of retail, office, industrial, agricultural, and residential uses, including determination of severance damages and/or benefits for condemnation acquisitions, redevelopment acquisitions, property tax appeals, deficiency judgments, financial decisions, and planning purposes throughout Southern California.

Since 2001, I joined Riggs & Riggs, Inc., an appraisal and consulting firm in Simi Valley, California, and serve as Vice President of the corporation. Services rendered include expert witness testimony, appraisal review, appraisal report preparation for full and partial take of fee, permanent easement, or temporary easement right of way assignments, and appraisal report preparation for private and lending assignments. Property types include retail, office, industrial, agricultural, mobile home parks, and residential uses, including determination of severance damages and/or benefits for condemnation acquisitions, redevelopment acquisitions, property tax appeals, deficiency judgments, financial decisions, and planning purposes. Appraisal assignments have been undertaken in the Los Angeles, Ventura, Orange, Riverside, San Bernardino San Diego, and Santa Barbara County regions.

***Experience includes completion or major contributions to the following:***

- Litigation appraisals for the widening and realignment of Lewis Road and U.S. Highway 101, Highway 395 and Phelan Road, and realignment and widening projects along the 405, 210, 5, 215, 91/215/60, and 134 Freeways in Los Angeles, San Bernardino, Ventura, Orange, and Riverside Counties, 1995 to present.
- Consulting Valuation Cost Study prepared for budgeting purposes relative to the projects in Orange and Riverside Counties for the Metropolitan Water District, 2006, and Grade Separation Project for OCTA and HDR Pharos, 2008
- Market Rental Study on Port-Oriented Property in Los Angeles Harbor area, for Southern California Edison, Los Angeles County, 2007
- Appraisal of Partial Acquisition and Disposition of Fee and Easement Interests in port-related properties for the Port of Long Beach, Los Angeles County, 2004 and 2006
- Appraisals of partial fee, permanent, and temporary construction easement acquisitions for Murrieta Creek Project Phases 1 and 2 for Riverside County Flood Control and Water Conservation District, Temecula, 2002 to present
- Appraisals of partial fee, easement, and temporary construction easement acquisitions along Interstate 10 for interchange projects, for the County of Riverside and City of Palm Springs, Riverside County, 2007 to 2008
- Appraisals of partial fee, easement, and temporary construction easement acquisitions for the widening of Flower Street, Glendale, 2005
- Appraisals of partial fee, easement, and temporary construction easement acquisitions for the widening of Van Buren Boulevard, Riverside, 2004-2005
- Appraisals of partial fee, easement, and temporary construction easement acquisitions for Kanan Road/ U.S. Highway 101 Interchange Project, Agoura Hills, 2004
- Appraisals of partial fee and temporary construction easement acquisitions for the Alameda Corridor East, San Gabriel Valley, Los Angeles County, 2001 to present

- Litigation appraisals for inverse condemnation cases proximate to Ontario Airport, Santa Monica Airport, and 210 Freeway extension through San Bernardino County, to determine diminution in value freeway effects, if any, in 2006-present, and airport noise and vibrations, in the City of Ontario, San Bernardino County, 1993 to 1997 and in the West Los Angeles, 2000 to 2001
- Appraisals of partial fee and temporary construction easement acquisitions for the Pasadena Gold Line, Cities of Pasadena and South Pasadena, Los Angeles County, 1999-2001, 2004-2005

The following is a partial list of government agencies, attorneys, and private clients:

Adorno, Yoss, Alvarado & Smith	Luce, Forward, Hamilton & Scripps, LLC
Best, Best & Krieger	Metropolitan Water District of So. California
Brown, Winfield & Canzoneri	Metrolink
California Department of Transportation	McCormick, Kidman & Behrens
City of Agoura Hills	Mullen & Henzel
City of Loma Linda	Nevers, Palazzo, Maddux & Packard, PLC
City of Los Angeles - General Services	Nossaman, Guthner, Knox & Elliott, LLP
City of Los Angeles - CRA	Orange County Transportation Authority
City of Los Angeles - Department of Airports	Port of Long Beach
City of Palm Springs	Paragon Partners, Ltd.
City of Pasadena	Richardson, Watson & Gershon
City of Riverside	Riverside County Flood Control & Water Conservation District
City of Santa Clarita	Riverside County Transportation Commission
County of Orange	Santa Barbara Bank & Trust
County of Riverside	Sempra Energy
County of San Bernardino	Southern California Edison
County of Ventura	State of California, Department of Justice
Demetriou, Del Guercio, Springer & Francis	Stradling, Yocca, Carlson, & Rauth
Epic Land Solutions, Inc.	University of California, Riverside
Glendale Community College	Wells Fargo Bank
HDR Pharos	Western Municipal Water District
Los Angeles County Metropolitan Transportation Commission (MTA)	United States Army Corps of Engineers
Los Angeles Unified School District	Yaspan & Thau

### ***PROFESSIONAL AFFILIATIONS, ACTIVITIES, TRAINING & CERTIFICATION***

Elected to MAI membership in the Appraisal Institute, October 1995, Member No. 10852; certified through 2010, under Appraisal Institute's Voluntary Continuing Educational Program  
 Certified General Real Estate Appraiser, State of California; recertified to April 7, 2009, No. AG005451  
 Senior Right of Way Member, International Right of Way Association, Member No. 4495; certified through 2009  
 Qualified as an expert witness in Ventura, Los Angeles, Orange, San Bernardino, and Riverside Superior Courts

### ***SPECIALIZED APPRAISAL COURSES***

#### ***Appraisal Institute Courses***

- Real Estate Appraisal Principles
- Basic Valuation Procedures
- Capitalization Theory and Techniques Part A
- Capitalization Theory and Techniques Part B
- 7 Hour USPAP Update
- Report Writing and Valuation Analysis
- Advanced Applications
- OREA Update Workshop
- Business Practices & Ethics

#### ***International Right of Way Association***

- Principles of Real Estate Acquisition Engineering, Course 101
- Bargaining Negotiations, Course 205
- Presentation Skills, Course 206
- Appraisal of Partial Acquisitions, Course 401
- Easement Valuation, Course 402
- Legal Aspects of Easements, Course 802
- Eminent Domain Law Basics for R/W Professionals, Course 803
- Engineering Plan Development and Application, Course 901
- Introduction to Property Management, Course 700



- Litigation appraisals for inverse condemnation cases proximate to Ontario Airport, Santa Monica Airport, and 210 Freeway extension through San Bernardino County, to determine diminution in value freeway effects, if any, in 2006-present, and airport noise and vibrations, in the City of Ontario, San Bernardino County, 1993 to 1997 and in the West Los Angeles, 2000 to 2001
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City of Loma Linda	Nevers, Palazzo, Maddux & Packard, PLC
City of Los Angeles - General Services	Nossaman, Guthner, Knox & Elliott, LLP
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City of Los Angeles - Department of Airports	Port of Long Beach
City of Palm Springs	Paragon Partners, Ltd.
City of Pasadena	Richards, Watson & Gershon
City of Riverside	Riverside County Flood Control & Water Conservation District
City of Santa Clarita	Riverside County Transportation Commission
County of Orange	Santa Barbara Bank & Trust
County of Riverside	Sempra Energy
County of San Bernardino	Southern California Edison
County of Ventura	State of California, Department of Justice
Demetriou, Del Guercio, Springer & Francis	Stradling, Yocca, Carlson, & Rauth
Epic Land Solutions, Inc.	University of California, Riverside
Glendale Community College	Wells Fargo Bank
HDR Pharos	Western Municipal Water District
Los Angeles County Metropolitan Transportation Commission (MTA)	United States Army Corps of Engineers
Los Angeles Unified School District	Yaspan & Thau

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- Basic Valuation Procedures
- Capitalization Theory and Techniques Part A
- Capitalization Theory and Techniques Part B
- 7 Hour USPAP Update
- Report Writing and Valuation Analysis
- Advanced Applications
- OREA Update Workshop
- Business Practices & Ethics

##### ***International Right of Way Association***

- Principles of Real Estate Acquisition Engineering, Course 101
- Bargaining Negotiations, Course 205
- Presentation Skills, Course 206
- Appraisal of Partial Acquisitions, Course 401
- Easement Valuation, Course 402
- Legal Aspects of Easements, Course 802
- Eminent Domain Law Basics for R/W Professionals, Course 803
- Engineering Plan Development and Application, Course 901
- Introduction to Property Management, Course 700

Attended numerous workshops and seminars presented by the Appraisal Institute and International Right of Way Association.

***POSITIONS HELD***

***Appraisal Institute***

***Region VII***

1996-1998                      General Guidance Committee Chairperson

***Southern California Chapter***

2006-2007                      Director of Central Coast Branch, Litigation Seminar Chairperson  
2004                              Immediate Past President, Nominating and Litigation Seminar Chairperson  
2003                              President  
2002                              Vice President and Region VII Representative  
2001                              Treasurer  
1999 - 2000                      Director  
1998                              Secretary  
1997                              General Guidance Committee Chairperson  
1996 - 1998                      Experience Review Committee  
1997, 2006                      Litigation Seminar Co-Chairperson  
1995 - 1997                      Installation Committee Chairperson  
1994 - 1995                      Candidate Liaison and Chairperson Candidate Leadership Committee

***International Right of Way Association (IRWA) Chapter 1 Activities***

2005                              Secretary, PDC Member, and Nominations/Awards Chair  
2001                              Immediate Past President, Nominating and Awards Chairperson  
2000                              President  
1999                              President Elect and International Director  
1998                              Vice President  
1997                              Treasurer  
1996, 2001, 2006-7              Fall Seminar Committee Chairperson and/or Committee Member  
1996-97, 1999,  
2005 to 2007                      Valuation Conference Committee Member

***TEACHING EXPERIENCE***

1999 Instructor, Real Estate Principles at Glendale Community College  
1998 Instructor, Real Estate Appraisal at Glendale Community College

***EDUCATIONAL BACKGROUND***

California State University, Northridge  
Bachelor of Science Degree in Business Administration with dual emphasis in  
Real Estate and Finance

State of California vs. Tonkin, et al.	RIC 403667	RCSC	8/22/05 Trial Hearing
Chase, etc., et al. vs. County of Santa Barbara	229404	SBCSC	7/11/05 Depositi
The People of the State of California vs. Layton A. Dix & Dunbar	BC 246172	LASC	10/28/04 Depositi 2/17/05 Trial
Toll Brothers, Ventura County	Assessor's Appeal Hearing		3/29/04
The People of the State of California vs. K & K Partnership; Chicago Title Company; High Desert National Bank; Doe One to Twenty	VCVVS029614	SBSC	3/8/04 Depositi