

**BEFORE THE BOARD OF DIRECTORS OF
THE THREE RIVERS LEVEE IMPROVEMENT AUTHORITY**

**A RESOLUTION ADOPTING A PROCEDURE)
TO WAIVE THE APPRAISAL IN CASES) RESOLUTION NO 07-02
INVOLVING ACQUIRING PROPERTY OF)
A LOW FAIR MARKET VALUE)
_____)**

WHEREAS, the Three Rivers Levee Improvement Authority ("TRLIA") is a joint powers authority, organized under the Joint Exercise of Powers Act (Government Code section 6500 *et seq.*), and composed of the County of Yuba and Reclamation District No. 784; and

WHEREAS, TRLIA is authorized to finance, construct, and maintain levee improvements surrounding the South Yuba County Area and to establish and undertake projects that are necessary and proper to fulfilling that goal and objective; and

WHEREAS, in carrying-out such projects, TRLIA is authorized to acquire property pursuant to, among others, the following statutes: Government Code section 25350.5; Code of Civil Procedure section 1250.140; and Water Code section 50930; and

WHEREAS, in acquiring property for such projects, TRLIA is required to perform appraisals for such property, pursuant to Government Code section 7267.1.

WHEREAS, TRLIA is authorized under Government Code section 7267.1(b) to prescribe a procedure to waive the appraisal in cases involving the acquisition by sale or donation of property with a low fair market value; and

WHEREAS, the Board of Directors finds that property valued at \$25,000 or less is property of a low fair market value; and

NOW, THEREFORE, BE IT RESOLVED that the Three Rivers Levee Improvement Authority hereby adopts a procedure to waive the appraisal in cases involving the acquisition by sale or donation of property with a low fair market value, which procedure is attached hereto as **Exhibit A** and incorporated herein by reference.

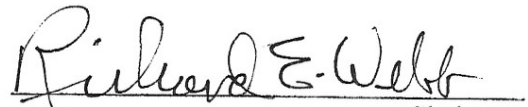
PASSED AND ADOPTED this 6th day of February 2007, by the Three Rivers Levee Improvement Authority, by the following vote:

AYES: Directors Brown, Crippen, Griego, Logue, Webb

NOES: None

ABSENT: None

ABSTAIN: None


Chairman

ATTEST: DONNA STOTTEMEYER
SECRETARY



APPROVED AS TO FORM: COUNTY COUNSEL
DANIEL MONTGOMERY

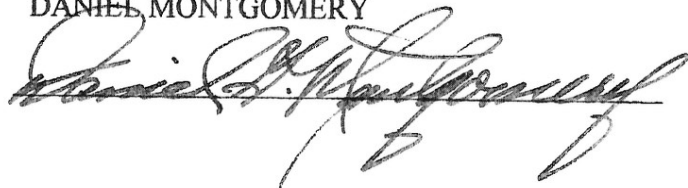


Exhibit A

**PROCEDURE TO WAIVE THE APPRAISAL IN CASES INVOLVING ACQUIRING
PROPERTY OF A LOW FAIR MARKET VALUE**

**PROCEDURE TO WAIVE APPRAISAL IN CASES INVOLVING
ACQUIRING PROPERTY OF A LOW FAIR MARKET VALUE**

1. Purpose of Procedure

Pursuant to Government Code section 7267.1(b), Three Rivers Levee Improvement Authority ("TRLIA"), a joint powers authority, hereby prescribes a procedure to waive the otherwise mandated appraisal in cases involving the acquisition by sale or donation of property with a low fair market value ("Procedure").

2. Waiver Valuation in Lieu of Appraisal

An appraisal is not required if the Executive Director of TRLIA determines one is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at \$25,000 or less, based on a review of available data.

Among the factors to be considered in the determination as to whether a parcel is "uncomplicated" include: whether there is a serious question as to highest and best use; whether adequate market data is available; whether substantial damages and benefits are involved; and whether there is a substantial decrease in market value due to the presence of hazardous material/waste.

The "review of available data" may include a review of: comparable sales data or listing data; comparable data and multiple-listing service data; opinions of the County Assessor's Office or real estate brokers; and other cost sources.

When an appraisal is determined to be unnecessary, TRLIA shall prepare a "Waiver Valuation."

3. Person Performing the Waiver Valuation

The person performing the Waiver Valuation need not be a member of the Appraisal Institute, or similar professional standards organization, nor be licensed by the State of California to perform appraisals. However, the person performing the Waiver Valuation must at least have sufficient understanding of the local real estate market to be qualified to make the Waiver Valuation.

4. **Contents of Waiver Valuation**

The Waiver Valuation shall contain the following information.

- a. Project description
- b. Property description
- c. Valuation analysis
- d. Valuation
- e. Certification by the person performing the Waiver Valuation

The information shall be similar to that provided in traditional appraisals, though not to the same extent. Forms consistent with this Procedure may be developed and revised from time to time by the Executive Director.

**The foregoing instrument is a Correct Copy
of the original on file in this office
ATTEST: DONNA STOTTEMEYER
Clerk of the Board of Supervisors of the
County of Yuba, State of California**

By Donna Stottlemeier
Date: February 6, 2007