Margaretta J. Darnall, MAI, SRA
Real Estate Appraisal and Consultation
2033 Clement Avenue, Suite 213, Alameda, CA 94501
510 523-4477 Fax 510 523-4404

RECEIVED
MAY 17 2012
DIVISION OF BUSINESS SERVICES

May 16, 2012

Ms. Song Chin-Bendib
Assistant Superintendent
San Leandro Unified School District
14735 Juniper Street
San Leandro, CA 94579

Re: Appraisal Services
13666 East 14th Street
San Leandro, California

Dear Ms. Chin-Bendib:

At your request, I am submitting this proposal to appraise the property referred to above. The purpose of the appraisal is to assist the San Leandro Unified School District in acquiring the property. The appraisal will be conveyed in a summary report. It will be prepared in accordance with the standards of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Code of Professional Ethics of the Appraisal Institute.

The appraisal will entail inspection of the property with a representative of the owner and/or the School District; discussion with planning and zoning personnel; neighborhood and market analysis; highest and best use analysis; and confirmation and evaluation of comparable sales and rents within the appropriate market areas. The valuation will be based on sales comparison and income approaches.

The fee for the appraisal of 13666 East 14th Street will be $6,000. The assignment will be completed within five weeks of your authorization to proceed. You will receive three copies of the report. Electronic reports will not be available.

I enclose a statement of my appraisal qualifications. Please call me if you have questions or need further material. I look forward to working with you on this assignment.

Sincerely yours,

Margaretta J. Darnall

Margaretta J. Darnall, MAI, SRA

cc: John Dominguez

APPRAISAL QUALIFICATIONS
MARGARETTA J. DARNALL, MAI, SRA

Independent real estate appraiser and consultant, specializing in complex valuation problems.
Expertise in the appraisal of various property rights for public and private acquisition, arbitration, eminent domain, litigation, mortgage lending, property tax appeals and other purposes. Qualified as expert witness in Alameda County.
Experience includes appraisal and consulting assignments involving contamination, easements, entitlement issues, ground leases, and partial property rights.
Previous assignments have included school district acquisitions in this market.

APPRAISAL INSTITUTE:
MAI designation #10290. SRA designation.
Northern California General Experience Review Committee since 1996, Chairman 2003, 2004. Residential Experience Review Chairman, 2005-2007.
American Institute of Real Estate Appraisers courses: Real Estate Valuation Principals, Basic Valuation Procedures, Capitalization Theory and Techniques Parts A & B, Case Studies in Real Estate Valuation, Report Writing and Valuation Analysis, and Standards of Professional Practice.

APPRAISAL INSTITUTE CONTINUING EDUCATION SINCE 1994:
Understanding Limited Appraisals and Reporting Options
Federal and State Laws and Regulations
Preparing Appraisals for Tax Appeals
Subdivision Analysis
Redevelopment Law, Land Use, and Value
Standards of Professional Practice
The Appraiser as an Expert Witness

STATE LICENSE:
Certified General Real Estate Appraiser, State of California, Office of Real Estate Appraisers (OREA), license #AG 012544 expires January 20, 2013.

EDUCATION:
A.B. in Architecture, University of California, Berkeley.
M.A., Ph.D. in History of Architecture and Urban Development, Cornell University.

PARTIAL LIST OF CLIENTS:
City of Oakland
Port of Oakland
East Bay Municipal Utility District
City of San Leandro
City of Alameda
Peralta Community College District
East Bay Regional Park District
Oakland City Attorney's Office
Fitzgerald Abbott & Beardsley
Goldfarb & Lipman