

SUMMARY OF VALUATION ASSIGNMENTS

As completed by Daniel R. Ketcham & Associates

<u>PROPERTY</u>	<u>CLIENT/ASSIGNMENT</u>
<u>Fire Station Site</u>	Retained by the Higgin's Fire District to appraise a site under study for possible sale to Calfire for site redevelopment into a new facility.
<u>Placer County Rural Development Acreage</u>	Retained by property ownership and Placer County Land Trust to provide appraisal service in studying a large residential development parcel located west of the Forest Hill area, Placer County, for possible acquisition by the land trust. Parcel enjoyed a subdivision proposal, but no entitlements.
<u>Placer County Rural Recreation Sites</u>	Retained by property ownership and Placer County Land Trust to provide appraisal services in studying approximately 18 parcels for possible acquisition by the land trust. Several differing highest and best uses between the various parcels under study.
<u>Highway 174 Right of Way</u>	Provided appraisal review services for two property owners in conjunction with proposed right of way acquisition by Caltrans. Reports reviewed were prepared by Caltrans staff.
<u>Sierra County Rural Recreation Sites</u>	Retained by Sierra County Land Trust to provide appraisal and consulting services in studying approximately ten parcels for possible acquisition.
<u>Commercial Site</u>	Retained mutually by legal counsel to prepare appraisal of the Ridge Racquet Club parcel, Grass Valley. Additional appraisal review services were provided and court testimony in this marital dissolution matter.
<u>Easement Valuation</u>	Retained Nevada Irrigation District to prepare appraisals of pipeline easements crossing five parcels located in the Penn Valley, Nevada County.
<u>Easement Valuation</u>	Retained Nevada Irrigation District to prepare appraisal of pipeline easement to encumber a portion of one parcel located in the south Nevada County.
<u>Utility Easement Valuation</u>	Retained Westcor Title Company to provide appraisal services in conjunction with a title insurance claim pertaining to utility line that bisects a residential site. Study was to develop opinion as to diminution in value attributable to possible change in highest and best use, Nevada County.
<u>Rural Residential Site</u>	Retained by ownership to prepare appraisals on a rural residential parcel containing a large lake and formerly used for a hunting, as located in Yuba County.
<u>Combie Road Widening Project</u>	Provided review valuation service to project engineer conjunction with proposed site acquisition by County of Nevada.
<u>Automotive Repair Building</u>	Retained by owner to appraise the market rental value, as located in Grass Valley.
<u>Easement Valuation</u>	Retained Nevada Irrigation District to prepare appraisals of pipeline easements crossing three parcels located in the south Nevada County.

<u>Easement Valuation</u>	Retained Nevada Irrigation District to prepare appraisals of canal easements crossing two parcels located in the south Nevada County.
<u>Commercial Site</u>	Retained by owner (a non-profit Foundation) to appraise a large commercial parcel as located in the City of Nevada City.
<u>Access Easement Valuation</u>	Retained property owner to provide appraisal review services in conjunction with a title insurance claim with First American Title. Study was to develop opinion as to diminution in value attributable to loss of a specific access easement, Nevada County.
<u>Retail/Commercial Building</u>	Retained by successor trustee to appraise the fee interest in a retail building for estate accounting, as located in Grass Valley.
<u>Easement Valuation</u>	Retained Nevada Irrigation District to prepare appraisals of canal easements crossing three parcels located in the Smartsville area, Yuba County.
<u>Highway 20 Right of Way</u>	Provided consulting and valuation service to property owner in conjunction with proposed site acquisition by Caltrans. Study included severance damages due to reduction in development density.
<u>Driveway Easement Valuation</u>	Retained Westcor Title to prepare appraisal as to diminution in value attributable to a shared access easement, Nevada County.
<u>Multi-tenant Industrial Buildings</u>	Retained by legal counsel to appraisal two properties, each containing two multi-tenant industrial buildings, in the matter of a partition case pending in Federal Court. Services included expert witness testimony.
<u>Easement Valuation</u>	Retained Nevada Irrigation District to prepare appraisals of pipeline easements crossing seven parcels on Armstrong Road, Nevada County.
<u>Easement Valuation</u>	Retained Nevada Irrigation District to prepare appraisals of canal and access easements for proposed acquisition. Parcels are proximal to Valley View Reservoir, south Placer County.
<u>Commercial/Industrial Site</u>	Retained by the City of Colfax to appraisal two parcels proposed for acquisition, located in the City and enjoying I-80 frontage.
<u>Open Space Site Valuation</u>	Retained by Newmont Mining and Bear Yuba Land Trust to value a parcel held as open space, for the purpose of acquiring for development of a water remediation facility. Location is south of Grass Valley and proximal to Wolf Creek, Nevada County.
<u>Rural Forest Acreages</u>	Retained by Nevada Irrigation to consult and study several large rural parcels for possible acquisition for mitigation use in conjunction with Centennial Reservoir development.
<u>Retail/Commercial Building</u>	Retained by successor trustee to appraise the leased fee interest in a combination retail and commercial building for estate accounting, as located in Grass Valley.
<u>Office Condominium</u>	Retained by successor trustee to appraise the leased fee interest in a medical office condominium for estate accounting, as located in Grass Valley.
<u>Access Easement</u>	Retained by legal counsel in the matter of determining diminution in value due to access to a residence via a Union Pacific RR right of way.