

SUMMARY OF RECENT VALUATION ASSIGNMENTS

As completed by Daniel R. Ketcham &amp; Associates

<u>PROPERTY</u>	<u>CLIENT/ASSIGNMENT</u>
<u>Subdivision Acreage</u>	Retained by property owner to prepare appraisal of +15 acre parcel for determination of land value only, for proposed division or partition between related owners.
<u>Pipeline Easement Condemnation Appraisal</u>	Retained by Nevada Irrigation District to prepare appraisal of an underground pipeline easement right of way, in conjunction with a proposed main-line extension near the community of Lake of the Pines, Nevada County.
<u>Subdivision Acreage</u>	Retained by legal counsel (Downey Brand, LLP) to prepare retrospective market value appraisal of undeveloped +50 acre acreage located east of Nevada City. Property enjoys subdivision potential due to zoning. Appraisal prepared for anticipated trial testimony and pertaining to a disputed and litigated estate matter.
<u>Private School &amp; Church Facility</u>	Retained by Board of Directors Woolman School (aka Sierra Friends Center) to prepare market value appraisal of school/church property located in Bitney Springs area, Nevada County. Property is comprised of 230 acres and contains 44 structures. Comprised of both residential and special purpose in use.
<u>Commercial/Retail Yuba County</u>	Retained legal counsel to prepare retrospective appraisal of a rural retail/residential property that was destroyed by fire. Assignment included significant highest and best use study due to non-conforming status of improvement.
<u>Bowman Spaulding Conduit – Phase Two</u>	Retained by Nevada Irrigation District to prepare appraisal for eminent domain of water canals, roads, spillways and related easements for acquisition from Pacific Gas & Electric Company, as located by Rucker Lake, High Sierra.
<u>Ace Propane</u>	Retained by tenant to prepare market value appraisal of industrial property for purpose of exercising purchase option. Property includes excess land with two 20,000 gallon propane tanks, requiring ground lease analysis.
<u>Cedarville Water District</u>	Retained by Water District and their legal counsel to prepare right of way appraisal pertaining to a disputed waterline and storage tank easements lying on tribal lands of the Cedarville Rancheria, as located in Modoc County.
<u>Pacific Gas &amp; Electric</u>	Retained by Pacific Gas & Electric and their outside legal counsel to prepare retrospective appraisal of rural home located in Plumas County for determining market value both pre and post destruction by fire. Property is unique by virtue of location and lengthy distance from public road. Market research encompassed a thirteen year time period to address numerous retrospective dates.
<u>Commercial Development Land</u>	Retained by property ownership or Tierra Alta Development to prepared market value appraisal of large commercial development land located within City of Grass Valley for purpose of land lease negotiation with prospective tenant.

<u>Fenton Estate Planning</u>	Retained by Fenton family to prepare appraisals on 46 properties, located throughout Nevada, Placer, Yuba, Sacramento and Sutter Counties, for purpose of establishing market value for transfer into limited family partnerships. Properties were all rentals (approximately 186 rental units), including residences, duplexes, four-plexes, and larger multi-unit apartment properties.
<u>Acreage Partition</u>	Retained by Harlan family to prepare multiple appraisals on an 88 acre home-site for purpose of division study and negotiation. Acreage presented differing zoning and use potential, and analysis included valuation of riparian water rights that are appurtenant to the acreage.
<u>Cascade Shores Acreage</u>	Retained by County of Nevada to prepare appraisal for acquisition negotiation of a 40 acre parcel contiguous to the Cascade Shores residential subdivision, located in Nevada County. Parcel is unique do to size and significant view.
<u>Pipeline/Siphon Easements Condemnation Appraisal</u>	Retained Nevada Irrigation District to prepare appraisals in conjunction with negotiation and condemnation action regarding just compensation for five Cunningham Siphon project easement rights of way.
<u>River Highland Ranch</u>	Retained by legal counsel in a marital dissolution matter to prepare a market appraisal of a rural 433 acre ranch located in Yuba County. Property had significant unpermitted improvements that affected highest and best use of the property.
<u>Rondoni Cattle Ranch</u>	Retained by successor trustee of the Rondoni trust to prepare retrospective appraisal on a rural 560 acre ranch located in south Nevada County, for estate accounting. Property was encumbered with Williamson Act contract that affected highest and best use of the property.
<u>Old Bottle Works Mixed Use Property</u>	Retained by executrix of the Cooper estate to prepare retrospective appraisal on a mixed use property located in Nevada City, that is comprised of warehouse, office, residential, and excess land, for the purpose of estate accounting.