

APPRAISER'S CURRICULUM VITAE

Daniel R. Ketcham, MAI, SRA, SR/WA

Just as no two properties are alike, no two appraisers are alike - it is the appraiser's professional experience, judgment and qualifications that will make the difference.

EDUCATIONAL BACKGROUND

California State University Long Beach, Bachelor of Science in Business Administration - emphasis in Finance & Real Estate.

Orange Coast College, Associate of Arts & Certificate of Achievement in California Real Estate.

Courses successfully completed with the Appraisal Institute (AI) include Appraisal Principles, Methods & Techniques, Capitalization Theory & Techniques, Case Studies, Valuation Analysis & Report Writing, Standards of Professional Practice, Single Family Residential Appraisal, Fundamentals of Separating Real Property, Personal Property, & Intangible Business Assets, and Introduction to Green Buildings – Principles & Concepts.

Litigation Certificate of Completion having successfully completed the following required AI specialized courses: Litigation Appraising: Specialized Topics & Applications, Condemnation Appraising: Principles & Applications, The Appraiser as an Expert Witness: Preparation & Testimony.

Courses successfully completed from the International Right of Way Association (IRWA) include Easement Valuation, Valuation of Contaminated Properties, Appraisal of Partial Acquisitions, Communications in Real Estate Acquisition, Bargaining Negotiations, Engineering, Appraisal & Law sections of Principles of Real Estate Acquisition, Legal Aspects of Easements, Property Descriptions, and Engineering Plan Development & Application.

Continuing Education Seminars attended via AI & IRWA: Spring Litigation Conference 5/14, Economic Forecast 1/14, Detrimental Conditions in Real Estate (10/13), Litigation Conference AI - Trial Exhibits, Subsurface Easements, & Managing Litigation Process 5/13, Business Practices & Ethics 5/13, Fed. & CA Statutory & Reg. Laws 11/12, USPAP Standards Update 5/12, Uniform Standards for Federal Land Acquisitions (Yellow Book) 9/10, IRS Valuation Summit 06/10, USPAP Standards 1/10, Valuation of Easements & Partial Interest in Condemnation 9/09, 2009 Economic Forecast 1/09, USPAP Standards Update 6/08, 2008 Litigation Conference AI – Temporary Construction Easements, Severances Damages, and Preparing for Trial 5/08, Attacking & Defending An Appraisal in Litigation 10/07, Essentials: Current Issues & Misconceptions in Appraisal 10/07, Business Practices & Ethics 9/07, Understanding Environmental Contamination in Real Estate 10/06, California Eminent Domain Appraisal Practice 4/06, Conservation Easements 11/05, Subdivision Valuation & Special Purpose Properties 10/05, California Eminent Domain Case Update 9/05, Current Issues & Essentials of Appraising 4/04, Uniform Standards Update 12/03, Appraisal Litigation Practice & Courtroom Management 4/03, Scope of Work 3/03, Appraisal Consulting 11/02, Eminent Domain Appraisal Review 10/02, Standards of Professional Practice Part C 3/01, Fractional Interest & Business Valuation 3/00, Real Estate Fraud Investigations 3/00, Valuation of Transportation Corridors 9/99, USPAP Update 3/99, Federal/State Appraisal Law/Regulations 3/99, Valuation of Detrimental Conditions & Litigation Skills 11/98, Severance Damage Update, Water Rights & Cell Site evaluation 4/98.

PROFESSIONAL LICENSES

Appraisal License - Certified General in California (AG001511); Real Estate Broker License for California issued by Department of Real Estate (00660553)

PROFESSIONAL AFFILIATIONS & DESIGNATIONS

Designated Member Appraisal Institute (MAI #7592 & SRA #1866); Designated Member of the International Right of Way Association (SR/WA #4174); REALTOR®, Nevada County Association of Realtors; member of Gold Country Estate Planning Council.

Appraisal Institute designated members make a commitment to advanced education and defined ethical requirements. The MAI designation is held by appraisers who are experienced in the valuation and evaluation of commercial, industrial, residential and other types of properties, and who advise clients on real estate investment decisions. The SRA designation is held by appraisers who are experienced in the analysis and valuation of residential property. The Senior Right of Way Professional (SR/WA) is the most prestigious professional designation granted by the International Right of Way Association to those right of way professionals who have achieved professional status through experience, education, and examination.

COURT QUALIFICATION

Experienced and qualified as an expert witness in real estate valuation in various California Superior Courts and United States Bankruptcy Courts. Former appointment by the Eastern District California United States Bankruptcy Court as a Resolution Dispute Advocate.

SCOPE OF EXPERIENCE

Appraisal experience includes valuation of all types and classifications of real property including unimproved development land, single and multi-family residential, commercial, office, retail, and industrial properties. Geographic area of practice emphasis is Northern California and Sierra Foothills. A primary focus of our practice is the appraisal of partial interest for right-of-way acquisition and appraisal of going concern interest wherein the value of a business is an integral part of the real property interest (e.g. service stations, racquet & tennis clubs, etc). Other practice services include litigation support and appraisal services rendered in conjunction with litigated and eminent domain matters, consultation services in conjunction with the feasibility analysis of proposed development and/or purchase acquisitions or sale dispositions, and estate planning matters.

NOTABLE PROFESSIONAL & PERSONAL EXPERIENCE

Currently serves as a Advisor for Candidates for Designation (both General & Residential) for Appraisal Institute (AI), 2010-2014 President Board of Directors - Nevada County Historical Society; 2009 Treasurer & Program Chair Historical Society; 2003-2008 member the Board of Directors, Golden Empire Council of Boy Scouts of America; Founding Scoutmaster Boy Scout Troop 855, and Unit Commissioner for Cub Scout Pack 855 - Grass Valley; 1998 President of Board of Directors Chapter 27 of IRWA; 1994 President of Board of Directors Nevada County Big Brothers Big Sisters; past instructor Community College level and for the AI; served on both General and Residential Admissions Review Committees for the Sacramento Sierra Chapter AI and National Review & Counseling and Ethics Committees of the AI; regular contributor to the Gold Country Real Estate Showcase as published by Grass Valley Union newspaper, writing on contemporary real estate issues; past guest speaker for the Nevada County Engineers Association and the Gold County Estate Planning Council; Big Brother from 1982-88. Recipient of the following awards & recognitions: Boy Scouts of America 2003 Silver Beaver Award, Golden Empire Council, 2000 Silver Bear Award Gold Country District, Boy Scouts of America; 1997 Member of the Year, IRWA Chapter 27; 1997 Pack 855 Unit Scouter of the Year; 1987 Big Brother of the Year for Orange County; BSA Sea Exploring "Quartermaster" 1973 (highest earned rank in Sea Scouting).