

SUMMARY OF VALUATION ASSIGNMENTS

As completed by Daniel R. Ketcham & Associates

<u>PROPERTY</u>	<u>CLIENT/ASSIGNMENT</u>
<u>Industrial / Rural Residential</u>	Retained legal counsel to provide appraisal review services for an estate trustee on property located in Nevada and Sierra Counties.
<u>Commercial / Industrial</u>	Retained owner to prepared rental value of Tripp's Auto Body facility Grass Valley, Nevada County.
<u>Easement Valuation</u>	Retained Nevada Irrigation District to prepare appraisal of fee and easement on two parcels for proposed facilities located in the Rough & Ready area, Nevada County.
<u>Multi-Tenant Office</u>	Retained property ownership to prepare appraisal of multi-tenant professional office property, Nevada City.
<u>Multi-Use Rural Parcel</u>	Retained Fiduciary to prepare appraisal on rural multi-use parcel, that includes residential, retail/commercial, and timber management/production.
<u>Multi-Tenant Industrial</u>	Retained Federal Court appointed Referee in a partition matter to prepare appraisal of multi-tenant 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 crossing large parcel adjacent to Lake Wildwood and located in the Penn Valley, Nevada County.
<u>Lake Front Home Site</u>	Retained by joint legal counsel to prepare appraisal of large residential parcel on Lower Scotts Flat Lake, Nevada County. Legal access to parcel was point of legal contention.
<u>Equestrian Training Facility</u>	Retained by legal counsel to prepare a retrospective appraisal of large horse breeding and training facility, including two high quality homes, as located in Nevada County.
<u>Office Building</u>	Retained by Trustee to appraise market value of small single tenant occupancy office building, as located in downtown Grass Valley.
<u>Easement Valuation</u>	Retained Westcor Title to prepare appraisal of residential parcel wherein value impact of missed pipeline easement use was studied, Loomis area, Placer County.
<u>Easement Valuation</u>	Retained legal counsel to prepare appraisal of two residential parcels wherein value impact of proposed shared driveway easement use was studied, Nevada County.
<u>Easement Valuation</u>	Retained Westcor Title to prepare appraisal of residential parcel wherein value impact of missed shared driveway easement use was studied, south Nevada County.
<u>Easement Valuation</u>	Retained Westcor Title to prepare appraisals of two residential parcels wherein value impact of missed shared driveway easement use was studied, Nevada City, Nevada County.
<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.