

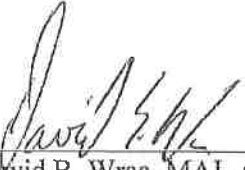
Project: Combie Road Corridor Improvement Project
Parcel No: 057-260-04

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. I have personally inspected the subject property herein appraised and afforded the property owner, or his designated representative, the opportunity to accompany the appraisers at the time of inspection.
2. To the best of my knowledge and belief the statements of fact contained in this appraisal report are true and the information upon which the opinions expressed therein as based is correct, subject to the assumptions and limiting conditions set forth in the appraisal.
3. I understand that such appraisal is to be used in connection with the acquisition of the subject property by Quincy Engineering, on behalf of Nevada County for the Combie Road Corridor Improvement Project.
4. The analyses, opinions, and conclusions contained in this report are our personal, impartial, unbiased and professional analyses, opinions and conclusions, and are limited only by the reported assumptions and limiting conditions of this report.
5. This appraisal has been made in conformity with the appropriate State laws, Title VI of the 1964 Civil Rights Act, regulations and policies and procedures applicable to eminent domain real estate appraisals, and, that to the best of my knowledge, no portion of the value assigned to such properties consists of items which are non-compensable under established law of California.
6. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformance with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which fully incorporate the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.
7. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
8. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
9. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
10. The out-of-context quoting from, or partial reprinting of, this report is not authorized.

11. I have not revealed the findings and/or results of this appraisal to anyone other than Quincy Engineering and the proper officials of the County of Nevada, and we will not do so until so authorized by the client, or until I am required to do so by due process of law, or until I am relieved of this obligation by having publicly testified as to such findings.
12. David B. Wraa is a Certified General Appraiser in the State of California.
13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
14. As of the date of this report, I, David B. Wraa, MAI, ARA, AI-GRS have completed the requirements of the continuing education program of the Appraisal Institute.
15. I have not provided any services on this property within the last three years.
16. David B. Wraa, Amy Woodward and Alysia Ballantyne collectively assisted in the research, analyses and writing of the Master Appraisal report.



David B. Wraa, MAI, ARA, AI-GRS
Certified General Real Estate Appraiser
California Certificate No. AG023713

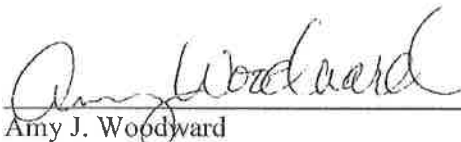
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8. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
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10. The out-of-context quoting from, or partial reprinting of, this report is not authorized.

11. I have not revealed the findings and/or results of this appraisal to anyone other than Quincy Engineering and the proper officials of the County of Nevada, and we will not do so until so authorized by the client, or until I am required to do so by due process of law, or until I am relieved of this obligation by having publicly testified as to such findings.
12. Amy J. Woodward is a Certified General Appraiser in the State of California.
13. As of the date of this report, I Amy J. Woodward, have completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. I have not provided any services on this property within the last three years.
16. David B. Wraa, Amy Woodward and Alysia Ballantyne collectively assisted in the research, analyses and writing of the Master Appraisal report.



Amy J. Woodward
Certified General Real Estate Appraiser
California Certificate No. AG044210