

March 10, 2010

Kimley-Horn and Associates, Inc.
765 The City Drive, Suite 400
Orange, CA 92868
Attn: Kevin Flynn

Watershed Protection District
Norma J. Camacho, Director

Transportation Department
Wm. Butch Britt, Director

Engineering Services Department
Phillip L. Nelson, Director

Water & Sanitation Department
R. Reddy Pakala, Director

Central Services Department
Janice E. Turner, Director

Subject: Review of Appraisal by Kevin McAtee
Abdulhai Parcel APN 202-0-010-755
Partial Take

Dear Mr. Flynn:

Pursuant to your request I have completed a review of the above referenced appraisal report. My review of this appraisal report is based upon the material submitted in the report and personal knowledge of the subjects marketing area. I personally inspected the subject site and the comparable sales used in the appraisal report.

SCOPE OF THE REVIEW

1. The subject properties and all of the comparable sales were personally inspected.
2. The report was reviewed in general for content, completeness and conformance with proper appraisal techniques for this type of property.
3. The report was reviewed for accuracy pertaining to neighborhood, site data and market trends.
4. An independent search was made to determine if other market data existed that was pertinent to the valuation
5. A review and analysis was made of market data used in the report and any additional market data discovered in the independent search to form opinions as to whether the conclusions reached were appropriate and reasonable.

METHODS OF VALUATION USED

The sales comparison or market approach and the income approach were used in the valuation of this property and were considered the most appropriate based on the current zoning, use and restrictions on the subject property.

RECEIVED

MAR 15 2010

KIMLEY-HORN & ASSOCIATES
ORANGE, CA

Hall of Administration L # 1600

800 S. Victoria Ave, Ventura, CA 93009 • (805) 654-2018 • FAX (805) 654-3952 • <http://www.ventura.org/pwa>



SUMMARY OF MARKET DATA

Land sales were used to establish the value of vacant agricultural land within the subjects marketing area.

Sale 5 is a hillside site in a gated residential community of 5 – 10 acre properties. Some of the properties in this community have some limited agricultural use but the neighborhood is predominantly residential. This particular site has a large barranca covering most of the site making any secondary agricultural use unlikely.

The other sales provided by the appraiser are the best sales available based on the zoning and use restrictions on the subject property and provide an accurate picture of current agricultural values in the County of Ventura.

CONCLUSIONS

Approach to Value

The sales comparison and income approaches to value were used in the appraisal and are considered the most appropriate methods for the determining the value of the property appraised.

Accuracy and completeness of Neighborhood and Physical Data

The neighborhood description and description of the surrounding areas is adequate. The description of the site and the improvements is adequate.

Market Trends

The report adequately depicts current market conditions in the project area.

Highest and Best Use

The discussion of the highest and best use adequately describes the zoning, easements and use restriction for this property.

Market Data

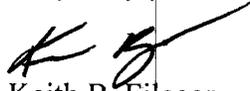
The market data provided gives an adequate picture of the current land sales in the City of Oxnard and the adjoining cities that are considered part of the market area for the subject property.

Summary

The appraiser has used the sales comparison or market approach and the income approach for valuing the subject property both are considered appropriate for vacant and undeveloped land. The appraiser has limited his appraisal and not performed a traditional before and after appraisal because the existing improvements on the larger parcel are not impacted by this partial take. Because the subject property is restricted by avigation easements and those easements did not change with this acquisition, the appraiser's assumptions appear to be supported. The appraisers value conclusion is supported by the market data contained in the appraisal report.

If you have any questions, I can be reached at (805) 654-2410.

Very truly yours,



Keith B. Filegar
Real Estate Services Division
Central Services Department

REVIEW APPRAISERS CERTIFICATION

Project: Oxnard Airport Runway Protection

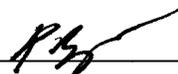
Property Ownership: Abdulhai APN 202-0-010-755

I do hereby certify to the following:

1. That the appraisal of the above referenced property has been completed in accordance with accepted appraisal principles and techniques for the valuation of this type of real property.
2. That the appraisal has been completed in compliance with the appropriate State and or Federal laws for this type of project.
3. That the appraisal report contains or makes reference to the information necessary to explain, substantiate, and thereby document the conclusions and estimate of fair market value for the subject property.
4. That the appraisal report includes consideration of compensable items, damages and benefits, if any, and does not include compensation for items that are noncompensable under any applicable State or Federal Laws.
5. That the appraisal report contains an identification, including ownership, or listing of the buildings, structures, and improvements on the land as well as the fixtures, if any, which were considered as part of the real property.
6. That the appraisal contains an estimate of fair market value for the acquisition, and as appropriate in the case of a partial acquisition, an allocation of the estimate of fair market value for the real property and for damages to the remainder parcel.
7. Neither my continued employment, nor status within the Agency was dependent upon the outcome of the review.
8. No other person participated in the collection of the data, review of the appraisal report or inspection of the subject properties or the comparable sales.

Review Appraiser

Dated: 3/10/10



Appraisal Qualifications

Name: Keith B. Filegar

Agency: County of Ventura, Public Works Agency

Title: Real Estate Services Manager

Experience: 1989-1997 Independent Fee Appraiser, appraisal area included Santa Barbara, Los Angeles and Ventura Counties. Held California State Certified License from 1991 to 1997.

1997-1999 Attorney with majority of practice representing clients in real estate related matters.

5/99-6/99 Appraiser with Ventura County Assessors Office.

6/99 – 7/2009 Real Property Agent Ventura County Public Works Agency. Work Assignments include appraisal for acquisition purposes, sale of excess land, leasing of County owned real estate and private property for County agencies.

7/09 to Present Real Estate Services Manager for the Public Works Agency County of Ventura.

General Education: Cuesta Junior College – Four Semesters Majoring in Business
Cal Poly SLO – Three Quarters Majoring in Business
Santa Barbara College of Law – Doctorate of Jurisprudence

Professional Memberships: International Right-of-Way Association – Member # 5747
California Bar Association – Member # 119178

Specialized Courses Completed: Society of Real Estate Appraisers

Course 101
Course 102
Standards and Practice

International Right-of-Way Association

Course 200 Principles of Negotiation
Course 201 Communications in Real Estate

Course 209 Negotiating Effectively with a Diverse Clientele
Course 400 Principles of Real Estate Appraisal
Course 401 Appraisal of Partial Acquisitions
Course 403 Easement Valuation
Course 410 Reviewing Appraisals in Eminent Domain
Course 800 Principles of Real Estate Law
Course 902 Legal Aspects of Easements
Course 900 Principles of Real Estate Engineering

Appraisal Institute

The Law and Value of Communications Corridors, Tower Sites and Property Rights

I have performed review appraisal work for the following entities to ensure compliance of appraisal reports with Caltrans, Federal Highway Administration and Federal Aviation Administration Appraisal Standards.

City of Ventura
City of Ventura Redevelopment District
City of Camarillo
City of Simi Valley
City of Moorpark
City of Thousand Oaks
City of Westlake Village
City of Santa Paula
City of Oxnard
County of Ventura
City of Calabasas
Ventura County Transportation Commission
Oxnard Municipal Airport
Camarillo Airport