

**OFFICE OF REAL ESTATE APPRAISERS**1755 CREEKSIDE OAKS DRIVE, SUITE 190
SACRAMENTO, CA 95833-3637***CERTIFICATE OF GOOD STANDING***

This is to certify that

PATRICIA A. FOX-BIVONA

is currently an appraiser in good standing and holds a

Residential License

license issued by the State of California.

License Number: AL027348
License Status: Active
License Type: Initial
Issuance Date: December 3, 1999
Expiration Date: December 2, 2003

The above named appraiser was found to have met the requirements established by the Appraiser Qualifications Board of The Appraisal Foundation and the Real Estate Appraisers' Licensing Law of the State of California for the license level identified as of the above indicated issuance date. No final public disciplinary action has been rendered against the holder of this license as of this date.

I, Karen Estampa, certify that I am the Custodian of Records for the Licensing and Enforcement Division of the California Office of Real Estate Appraisers, that I have made a diligent search of the records under my custody and the above information is true and correct as reflected in the official records.

Dated: May 07, 2003

Karen Estampa
Custodian of Records
Licensing and Enforcement Division