

QUALIFICATIONS OF THE APPRAISER
DON EMERSON, JR. MAI, SRA

Employment:

President of Emerson Appraisal Company Inc. Actively engaged in the real estate profession since 1975, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to Alachua County and the North Central Florida geographical region.

Appraisal License:

State of Florida
State Certified General Appraiser RZ101

Educational Background:

B.S.B.A. University of Florida, 1975
 Major-Real Estate and Urban Land Studies
 Minor-Finance and Insurance

M.A. University of Florida, 1979
 Major-Real Estate and Urban Land Studies
 Minor-Building Construction

Professional Organizations:

Licensed Real Estate Broker, State of Florida
 License No. 0116657
Gainesville Alachua County Association of Realtors
Florida Association of Realtors
National Association of Realtors
Appraisal Institute
 MAI Member No. 6773, 1983
 SRPA, 1982
 Vice-Chairman Continuing Education Committee, 1989-1990
 Vice-Chairman General Course Development Committee, 1991
 Member General Curriculum Committee, 1991
 Chairman Seminar Committee, GAB, 1992
 Member Education Committee, GAB, 1992
 Vice-Chairman Education Committee, GAB, 1995
 Member Education Committee, GAB, 1996
 Member Publications Committee, 1998 - Current

Professional & Civic Recognition:

President Gainesville Sunrise Rotary Club, 1995
George L. Schmutz Memorial Award 2001
 Appraisal Institute in Recognition for contributions to the Advancement of
 Appraisal Knowledge.

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Professional Education:

<u>Course</u>	<u>Location</u>	<u>Sponsor</u>	<u>Date</u>
Course 101 Residential Prop. Val.	U of F	S.R.E.A.	1978
Course 201 Income Prop. Valuation	U of F	S.R.E.A.	1976
Course R-2 Narrative Report Writing	U of F	S.R.E.A.	1977
Course 2 Urban Properties	Boulder, CO	A.I.R.E.A.	1978
Introduction to R.E. Investments	Sarasota, FL	A.I.R.E.A.	1981
Litigation Valuation	Orlando, FL	A.I.R.E.A.	1982
Course G-5 R.E. Appraisal Appl.	Orlando, FL	A.I.R.E.A.	1989

Professional Seminars:

<u>Seminars</u>	<u>Location</u>	<u>Sponsor</u>	<u>Date</u>
Market & Economic Feasibility Anal	U of F	U of F	1974
Applied Appraisal Tech. Workshop	Florida Chapter 2	A.I.R.E.A.	1978
Market Extraction Seminar	Orlando, FL	S.R.E.A.	1979
Capital. Rates in Today's Market	Florida Chapter 2	A.I.R.E.A.	1980
Rates of Return of Today's Market	Florida Chapter 2	A.I.R.E.A.	1981
Hotel and Motel Valuation	Florida Chapter 2	A.I.R.E.A.	1981
Subdivision Analysis	Jacksonville, FL	A.I.R.E.A.	1985
HP12-C Programming Seminar	Orlando, FL	A.I.R.E.A.	1986
R41-C Seminar	Orlando, FL	A.I.R.E.A.	1987
Eff of Regulatory Prog. on Land Val	Palatka, FL	S.J.W.M.D.	5/88
Envir Regulations Affecting Wetlands	Ponte Vedra, FL	A.I.R.E.A.	6/88
Electronic File Retrieval	Kansas City, MO	A.I.	9/90
Appraisal Review	Ocala, FL	A.I.	8/93
Understanding Limited Appraisal-Gen	Jacksonville, FL	A.I.	7/94
Appraising Retail Properties	Atlanta, GA	A.I.	1/95
Office Valuation	Orlando, FL	A..I.	4/95
Understanding and Using DCF Software	Orlando, FL	A.I.	12/97

Publications:

"The Institutional Market for Real Estate Analysis Reports", Real Estate Issues, Fall/Winter, 1980.

State of Florida Appraiser Core Law Seminar, Co-Author for Region X Appraisal Institute, 1995.

"Subdivision Valuation" Seminar, Appraisal Institute, 2005.

Instructor:

Appraisal Institute
National and International Instructor-Level II Course Series

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Instructor (Continued):

Recent Course and Seminar Presentations (Last 5 years):

550 Advanced Applications	Seoul, Korea	Appraisal Institute	10/01
550 Advanced Applications	Phoenix, AZ	Appraisal Institute	3/02
550 Advanced Applications	Orlando, FL	Appraisal Institute	4/02
550 Advanced Applications	Washington, DC	Appraisal Institute	5/02
Florida Core Law	St. Petersburg, FL	Florida DOT	8/02
410 USPAP	Orlando, FL	Appraisal Institute	9/02
530 Cost and Sales comparison	Boca Raton, FL	Appraisal Institute	10/02
430 USPAP - 7hr	Orlando, FL	Appraisal Institute	11/02
550 Advanced Applications	Boca Raton, FL	Appraisal Institute	3/03
530 Cost & Sales Comparison	Orlando, FL	Appraisal Institute	4/03
530 Cost & Sales Comparison	Atlanta, GA	Appraisal Institute	8/03
Subdivision Valuation	Kentucky	Appraisal Institute	9/03
550 Advanced Applications	Tampa, FL	Appraisal Institute	10/03
Subdivision Seminar	Orlando, FL	Appraisal Institute	11/03
550 Advanced Applications	Boca Raton, FL	Appraisal Institute	3/04
400 USPAP - 7hr	Orlando, FL	Appraisal Institute	3/04
530 Cost & Sales comparison	Boca Raton, FL	Appraisal Institute	4/04
550 Advanced Applications	Orlando, FL	Appraisal Institute	5/04
530 Cost & Sales Comparison	Atlanta, GA	Appraisal Institute	8/04
400 USPAP - 7hr	Jacksonville, FL	Appraisal Institute	9/04
510 Income Approach	Orlando, FL	Appraisal Institute	10/04
530 Cost & Sales Comparison	Tampa, FL	Appraisal Institute	11/04
550 Course Review	Frankfurt, Germany	Appraisal Institute	3/05
530 Cost & Sales Comparison	Orlando, FL	Appraisal Institute	4/05
550 Advanced Applications	Tampa, FL	Appraisal Institute	5/05
Subdivisions Valuation	Jacksonville, FL	Appraisal Institute	6/05
Subdivision Valuation	Manchester, MA	Appraisal Institute	9/05
What Clients Want	Manchester, MA	Appraisal Institute	9/05
USPAP - 7hr	Orlando, FL	Appraisal Institute	11/05
Subdivision Valuation	Detroit, MI	Appraisal Institute	12/05
Subdivision Valuation	Orlando, FL	Appraisal Institute	2/06
What Clients Want	St. Petersburg, FL	Appraisal Institute	2/06
Subdivision Valuation	Casper, WY	Appraisal Institute	7/06
USPAP - 7hr	Tallahassee, FL	Appraisal Institute	8/06
USPAP - 7hr	Orlando, FL	Appraisal Institute	9/06
USPAP - 7hr	Jacksonville, FL	Appraisal Institute	9/06
Advanced Application	Orlando, FL	Appraisal Institute	10/06
What Clients Want	Orlando, FL	Appraisal Institute	11/06
Subdivision Valuation	Richmond, VA	Appraisal Institute	5/07
Site Valuation & Cost Approach	Atlanta, GA	Appraisal Institute	9/07
Advanced Applications	Orlando, FL	Appraisal Institute	11/07

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Expert witness:

Qualified as Expert Witness:

U.S. Bankruptcy Court, Middle District of Florida, Jacksonville Division, 1986
U.S. Bankruptcy Court, Northern District of Florida, Gainesville Division, 1986
Fifth Judicial Circuit, Ocala, Florida, 2002
Eighth Judicial Circuit, Gainesville, Florida, 1986
Fifth Judicial Circuit, Inverness, Florida, 1989
U.S. Bankruptcy Court, Northern District of Florida, Tallahassee, Florida, 2002
Seventh Judicial Circuit, St. Augustine, Florida, 1991

Brief Client List:

Banks, Savings & Loan and Mortgage Associations:

Alarion Bank	Florida Citizens Bank
Alliance Mortgage Company	Indiana Federal Savings
Amerifirst	Lincoln Service Corporation
AmSouth Bank	M & S Bank
Andrew Jackson Savings & Loan	Marine National Bank
Atlantic Mortgage Company	Mellon Bank
Baldwin Mortgage	Millennium Bank
BancBoston Mortgage Corporation	NCNB National Bank of Florida
Bank of America	NationsBank of Florida
Bank of Oklahoma	Overseas Chinese Bank
Campus USA Credit Union	Perkins State Bank
Citibank	Peoples First Financial S & L
Citizens Bank	Resolution Trust Corporation (RTC)
City Mortgage Services	Security First Savings Bank
City National Bank of Florida	SouthTrust Bank of Central Florida
Columbia County Bank	SunTrust Bank
Federal Deposit Ins Corp (FDIC)	The Savings Bank of Utica
Federal National Mort Assoc (FNMA)	United Citizens Bank
First Bankers	U.S. Bank
First Nationwide Savings	Wachovia Bank and Trust Company
Florida Capital Bank	

Governmental Agencies:

Alachua County	City of Newberry
Alachua County School Board	Florida Department of Environmental Protection
Alachua County Library District	Florida Department of Transportation (FDOT)
Alachua General Hospital	Gainesville Regional Utilities (GRU)
City of Alachua	Lake County Water District
City of Gainesville	State of Florida - Department Natural Resources
City of Hawthorne	St. Johns River Water Management District
City of High Springs	Suwannee River Water Management District
City of Waldo	United States Postal Service

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Brief Client List: (Cont'd)

Corporations:

AMJ Construction	DuPont De Nemours and Company
Alachua Conservation Trust	Epilepsy Research Foundation
Attorney's Title Company	Fabco Air, Inc.
Brice Group	The First Gainesville Corporation
Butler Enterprises, Inc.	Florida Farm Bureau
CH ₂ M Hill	Florida Power & Light Corporation
C.L. Brice, Inc.	Florida Woodlands, Inc.
Chrysler First Business Credit	Georgia Pacific Corporation
Coca Cola Company	Goldkist Corporation
College Park Properties	HCA - North Florida Regional Hospital
Contemporary Management	Historic St. Augustine Preservation
CSX Transportation	Naylor Corporation
Dollar General	Paradigm Properties
Hospital Corporation of America	Personalized Programming, Inc.
Investors Inquiry, Inc.	Pilot Life Insurance Company
IBM Corporation	Purvis, Gray & Company
Kentucky Fried Chicken	Real Estate Recovery, Inc.
Kerr-McGee Corporation	The Regency Windsor Companies
Krispy Kreme Corporation	Sabine Musical Manufacturing Co.
Lewis Oil Company	Santa Fe Healthcare
Legg Mason Real Estate	Shands Hospital
Nationwide Insurance Company	Shey Associates, Inc.
Nekoosa Packaging Corporation	Shoptaw-James, Inc.
North Florida Holsteins	Stringfellow Supply, Inc.
Northwest Mutual Life	University of Florida Foundation
Pac-Tel Properties	Water & Air Research, Inc.
	Wellness, Inc.

Brief Property Types Appraised List (properties appraised last 6± years):

Automotive Service-Sales	Medical Office
Agricultural, Timberland	Mobile Home Parks
Bank Buildings	Multi-Story Office
Big Box Retail	Multiple Family Acreage
Commercial Land	Pasture, Farmland
Condominium	Professional Office
Dental Office	Research Park
Gasoline-Convenience Sales	Residential
Hotel/Motel	Restaurants, Fast Food
Industrial Distribution (Regional)	Restaurants, Table Service
Industrial Manufacturing	Retail Small Stores
Industrial Storage	Shopping Center
Industrial Land	Small Multiple Family
Large Multiple Family	Subdivision Appraisals
Local Warehouse Storage Distribution	Suburban Office

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Special use properties appraised include the following:

Animal Hospital	Karst Formations
Aviation Easements	Horse Farm
Blueberry Farm	Marinas
Car Wash	Membership Lodge
Churches	Mini Storage
Cold Storage Warehouse	Miniature Golf
Dairies	Muck Farms
Daycare Center	Operating Room & Clean Room Facilities
Developments of Regional Impact (DRI'S)	Private School
Easement Valuation	Right-of-Way Valuation
Farm Supply	River Acreage
Fast Oil Change	Sororities
Fraternities	Sports Club
Fruit Packing House	Springs
Funeral Homes	Transmitter Towers

Also: Many attorneys and individuals in the North Central Florida area.

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