

CRAIG GILBERT, SRA, CRP – Certified General Appraiser

REAL PROPERTY APPRAISER – CONSULTANT - ANALYST

QUALIFICATIONS – CURRICULUM VITAE

EMPLOYMENT: Professional Real Estate Appraiser since 1975

1983 to Present:	Craig Gilbert Appraisals	Huntington Beach CA	Independent R.E. Appraiser
1984 to Present:	Craig Gilbert Real Estate	Huntington Beach CA	Independent R.E. Broker
2001 to 2011:	Veros Software	Santa Ana CA	AVM Consultant to VP Real Estate
2000 to 2001:	Veros Software	Santa Ana CA	AVM Development & Marketing
1999 to 2000:	Unipass Technologies	Irvine CA	AVM Consultant & Development
1982 to 1983	San Marino Savings	Orange CA	Chief Appraiser & Appraisal Manager
1981 to 1982:	Household F.S. Bank	Westminster CA	Chief Appraiser & Assistant V.P.
1975 to 1981:	Keystone Savings	Westminster CA	Chief Appraiser & Assistant V.P.

PROPERTY TYPES APPRAISED

Single Family Residences	Planned Unit Developments	Condominiums
Apartment Complexes	2-4 Unit Multiple-Family	Office Buildings
Co-ops & Own-Your-Owns	Industrial: Single & Multi-Tenant	Shopping Centers
Strip Retail Centers	Office Condos & PUD's	Industrial Condos & PUD's
Special Purpose Properties	Financial Institutions	Hotels & Motels
Mixed-Use Properties	Proposed Subdivisions	Business Parks
Time Share Projects	Automobile Dealerships	Restaurants
Residential Lots - Home Sites	Commercial Lots and Acreage	Residential & Multi-Family Acreage
Mobile Home Parks	Automobile Repair Shops	High-End Custom/Luxury SFR's
Mobile Homes	Houses of Worship	Agricultural

CONSULTING, APPRAISAL AND ANALYTICAL EXPERIENCE

Market Value	Fair Market Value	Fair Rental Value
Estates and Trusts	Retrospective/Historical Value	Prospective Value/Forecasting
Discounted Cash Flow Analysis	Fraud Detection/Litigation Support	Employee Relocation
Forensic Appraisals	Date of Death	R.E. & Appraisal Consultation
Bankruptcy – Litigation Support	Civil Lawsuits – Litigation Support	Family Limited Partnerships
Arbitration – Litigation Support	Family Law – Litigation Support	Leasehold & Leased Fee Analysis
CA Superior Court – 730 Expert	Mediation – Litigation Support	Income/Expense Analysis
Buyout Price Negotiations	Partition Action- Litigation Support	PMI Removal
USPAP Compliance-Litigation	Arbitration – Litigation Support	Review Appraisals - CA & U.S.
Partnership Dissolutions	Federal Court – Litigation Support	Review Architectural Plans
Easement Analysis/Valuation	R.E. Fraud – Litigation Support	Bank REO's
Feasibility Studies	Highest and Best Use	Proposed Construction
Foreclosures & Pre-Foreclosures	Fire Damage	Liquidation Value
AVM Development	Market Trend Analysis	Short Sale Analysis

PROPERTY RIGHTS AND INTERESTS

Fee Simple	Leasehold	Leased Fee	Minority Interests
Fractional Interests	Condominium	Life Estates	Entitlements
Easements	Family Ltd Partnerships	Partition Sale	Charitable Donations

LITIGATION SUPPORT

Consultation	Trial Testimony	Deposition Testimony	Arbitration	730 Court Expert
Damages	Historical Values	Hypothetical Values	Mediation	Professional Misconduct
Fraud	Misrepresentations	Fire Damage	Divorce	Wrongful Foreclosure

TYPICAL CLIENTS

CA Superior Court	Commercial Bank	Credit Unions	Private Parties	Title Companies
Attorneys-Trial/Civil	Attorneys-Tax	Attorneys-Family Law	Relocation Companies	Asset Mgt Companies
Attorneys-Bankruptcy	Fortune 100 Co's	Fortune 500 Co's	Mortgage Insurance Co's	Accountants / CPA's
Trusts & Estates CPAs	Trust Mgt Co's Buyers & Sellers	Builders Mortgage Bankers	Investors R.E. Companies/Agents	Mortgage Brokers Insurance Companies
Municipalities Government Agencies Insurance Co's	Partnerships AMC's Estate Admin	Savings Banks E&O Companies Trustees - Trust	Fannie Mae - FNMA 730 Expert	Freddie Mac-FHLMC Attorneys-Trust Attorneys-Estate

FORMAL EDUCATION

Bachelor of Arts Degree	California State University at Fullerton	(1976)
Major:	Business Administration	
Areas of Concentration:	Real Estate Finance and Marketing	

PROFESSIONAL DESIGNATIONS, MEMBERSHIPS AND LICENSES

SRA Designation:	Appraisal Institute	(1980)
CRP Designation:	Employee Relocation Council	(1992)
Certified General Appraisal License:	State of CA BRE (#AG004777)	(1992)
Licensed Real Estate Broker	State of CA BRE (#00912439)	(1984)
Realtor:	NAR and CAR	(1984)
Founding Member:	Relocation Appraisers & Consultants (RAC)	(1989)
Member in Good Standing:	Relocation Appraisers & Consultants (RAC)	(Current)
Member in Good Standing:	Forensic Expert Witness Association (FEWA)	(Current)
Secretary – Orange Co. Chapter:	Forensic Expert Witness Association (FEWA)	(2017)
Member in Good Standing:	Association of Fraud Examiners (ACFE)	(Current)

PROFESSIONAL ACTIVITIES

Society of Real Estate Appraisers - Orange County Chapter (merged w/ AIREA to form Appraisal Institute)

President:	1984 -1985	1st Vice President:	1983-1984
2nd Vice President:	1982 -1983	Secretary:	1981-1982
Treasurer:	1980 -1981	Director:	1978-1980
Professional Practice Committee:	1990 -1991	Director:	1994: Re-organized

Relocation Appraisers and Consultants (RAC) - Founding Member – 1989

Board of Directors	2014 -2015	Board of Directors	1992-1994
Bylaws Committee Chairman	1993-1996	RAC Member	1989-present
Founding Member	1989		

Orange County Association of Realtors (OCAR)

MLS Committee Member	2015 to 2018
----------------------	--------------

Real Estate Research Council of Southern California

Pro Bono contributing appraiser from 1993 to present: Quarterly reports *Real Estate and Construction Report, A Home Price Survey*, on behalf of Dr. Art Carney, Executive Director, College of Business Administration, Finance and Real Estate Department, California State Polytechnic University

Worldwide Employee Relocation Council (WERC)

Appraisal Task Force Member (2009-2010) – Co-developer - *2010 ERC Summary Appraisal Report & Guidelines*

Publications

<i>Mobility Magazine</i> (Worldwide ERC)	December	2015	"Market Summary – Southern California"
<i>Mobility Magazine</i> (Worldwide ERC)	August	2014	"Market Summary – Orange County"
<i>Mobility Magazine</i> (Worldwide ERC)	February	2013	"Market Summary – Orange County"
<i>Mobility Magazine</i> (Worldwide ERC)	July	2009	"Market Summary – Southern California"

TRIAL TESTIMONY AS AN EXPERT WITNESS AS A REAL ESTATE APPRAISER

CA Superior Court – Central Justice Center	700 Civic Center Drive	Santa Ana, CA
CA Superior Court – Lamoreaux Justice Center	341 The City Drive	Orange, CA
CA Superior Court – Civil Complex Center	751 W Santa Ana Blvd.	Santa Ana, CA
CA Superior Court – North Central District	600 E Broadway	Glendale, CA
Nevada 9th Judicial District Court – Douglas County	1038 Buckeye	Minden, NV
U.S Bankruptcy Court – Western Division	255 E Temple Street	Los Angeles, CA
U.S Bankruptcy Court – Southern District of Texas	515 Rusk Street	Houston, TX
JAMS - Alternate Dispute Resolution (ADR)	500 N State College Blvd. 14th Floor	Orange, CA
Judicate West Alternate Dispute Resolution (ADR)	1851 E 1st Street	Santa Ana, CA

COURSES AND SEMINARS ATTENDED

Various real estate and appraisal courses and seminars have been attended since 1975 - sponsored by:

Appraisal Institute	Society of Real Estate	American Institute of R.E. Appraisers
University of California at Irvine	Prudential Relocation	California State University at Fullerton
Real Estate Conference Group	Western Schools	Worldwide Employee Relocation Council (ERC)
Prudential Relocation	Travelers Relocation	PHH Homequity Relocation
Relocation Resources	Cendant Mobility Services	Relocation Appraisers and Consultants (RAC)
Associates Relocation	Coldwell Banker Relocation	HFS Mobility Services
U.S. Dept. of Veterans Affairs		National Association of Review Appraisers (NARAMU)

LECTURES PERFORMED

<u>Lecture / Seminar / Program</u>	<u>Organization / Sponsor</u>	<u>City</u>
<i>How to Recognize Appraisal Fraud and Misrepresentations</i>	State of California – Department of Financial Institutions	San Diego CA
<i>Do's and Don'ts for Appraisers and Anyone Testifying as an Expert Witness - Mock Trial</i>	Relocation Appraisers and Consultants	Dallas TX
<i>VA Loan Workshop – Fee Appraiser's Perspective</i>	OC Assn of Realtors & The Mortgage Store	Huntington Beach CA (2 events)
<i>A Collaborative Approach to Selling Inventory Properties</i>	Worldwide Employee Relocation Council(WERC)	San Diego CA
<i>Relocation Appraising</i>	Appraisal Institute	Rancho Cucamonga CA
<i>Relocation Appraising</i>	Appraisal Institute	Corona CA
<i>Relocation Appraising</i>	Appraisal Institute	Newport Beach CA
<i>Appraising the Small Res Income Property</i>	Society of Real Estate Appraisers	Irvine CA
<i>2-4 Unit Appraising Seminar</i>	Society of Real Estate Appraisers	Los Angeles CA
<i>Residential Appraisal Techniques</i>	Orange Coast College	Costa Mesa CA
<i>Techniques of Residential Appraising</i>	Orange Coast College	Costa Mesa CA

REAL ESTATE COURSES SUCCESSFULLY COMPLETED

California State University at Fullerton:

<i>Real Estate Appraisal</i>	<i>Real Estate Finance</i>	<i>Real Estate Law</i>
<i>Real Estate and Urban Development</i>	<i>Real Property Development</i>	

Appraisal Institute – American Institute of R.E. Appraisers – Society of R.E. Appraisers:

Course 1A *Basic Appraisal Principles*
Course 8 *Single Family Residential Appraising*
Course 201 *Income Property Appraising*

University of California at Irvine

Advanced Real Estate Finance

Allied Real Estate Schools - Broker License Renewal

Agency Relationships, Duties & Disclosures *Ethics, Professional Conduct & Legal Aspects*
Trust Fund Handling *Fair Housing*
Financing Options to Increase Sales *Protect Yourself and Your Clients*

Western Schools - Broker License Renewal

Real Estate Issues *Agency* *Law and Ethics*
Appraisal Techniques *Real Estate Finance*

REAL ESTATE SEMINARS AND TRAINING:

University of California at Los Angeles:

Joint Venture and Equity Capital *The Shopping Center Game*

Appraisal Institute:

Business Practices and Ethics *Review of Court Decisions on Valuations – Lessons Learned*
USPAP Update Course *AVM's and Predictive Technology*
Condemnation Seminar *Residential Appraising*
HP12C Advanced Financial Calculator *Retail Seminar*
Apartment House Seminar *FNMA 2 to 4 Unit Appraising*
Feasibility and Forecasting *Applications of Market Extractions*
Investment Feasibility *Narrative Report Writing Seminar*
Capitalization Rate Seminar *Appraisal Standards Seminar*
Professional Liability for Appraisers *Underwriter's Seminar*
Apartment Appraisal Seminar *Valuation of Leases and Leasehold Interests*
Course 420 – Business Practices & Ethics *Appraising Apartments in Southern California*
Subdivision Appraising *OREA Federal and State regulations*
Uniform Standards of Professional Appraisal *Appraisal Analysis and Techniques for Special Purpose*
Practice (USPAP) Update Seminar *Properties Inner City Neighborhood Analysis & Residential*
Standards of Professional Practice – A & B *Valuation*
Valuation of Office Buildings & Commercial *Non-Residential Demonstration Report Writing*
Office Parks *Course 400 – National Uniform Standards of Professional*
Appraisal Practice
Understanding Limited Appraisals & Reporting Options - General

National Association of Review Appraisers
Real Estate Conference Group
Prudential Relocation
Travelers Relocation
Relocation Resources

Principles and Techniques of Appraisal Review
Annual Apartment Seminar
Appraisers Seminar: 2007, 1997, 1990, 1989
Appraisers Seminar: 1999, 1989
Appraiser Expectations Seminar: 1990

PHH Relocation:

Regional Conference: 1996, 1994, 1993, 1992, 1991
Appraiser Seminar 1992
Professional Seminar for Appraisers 1990
The Southern California Appraisers Forum 1990

HFS Mobility Services (2 days) *National Appraisal Conference* Chicago (1997)

Cendant Mobility Services (2 days) *National Appraisal Conference* Orlando (1999)

Associates Relocation: *Appraisal Seminar* (1992)

Coldwell Banker Relocation: *Appraisal Seminar* (1992)

Employee Relocation Council (ERC) National Conference (1990):

Relocation Appraisal Seminar *Appraisal Issues and Technology* *Changing R.E. Markets and the*
Contemporary Relocation *Cost Containment* *Effect on Relocation Costs*
Appraisal Techniques

Employee Relocation Council (ERC) National Conference (2007): (RAC Trac)

Facing Reality Again *Appraising in a Declining Market*
Stigmatized Properties *Demystifying the Relocation Process*

Relocation Appraisers and Consultants (RAC) - Annual Conference and Seminars (2 days)

Dallas	2016	Dallas	1999	Dallas	1994
Las Vegas	2011	Chicago	1997	Denver	1993
San Diego	2009	Atlanta	1996	San Francisco	1992
Las Vegas	2007	Newport Beach	1995		

Federal Home Loan Mortgage Corporation (Freddie Mac)

Appraisal Seminar: 1994 *Appraisal Training:* 1995 *Appraisal/Repair Seminar:* 1996

King Sullivan Mortgage Services

Freddie Mac Seminar 1996

Veros Software

Predictive Methods Conference (2 days) 2003 & 2004

U.S. Department of Veterans Affairs

Appraiser Workshops, Seminars (2): Corona, CA and Las Vegas, NV

AWARDS AND COMMENDATIONS RECEIVED

Worldwide Employee Relocation Council & Relocation Appraisers & Consultants	2016	Winner – 2016 National Report Writing Contest Sponsored jointly by WERC and RAC
Worldwide Employee Relocation Council	2015	Meritorious Service Award – In Recognition of Dedicated Service and Significant Professional Contributions
Worldwide Employee Relocation Council	2011	President's Award for Distinguished Service on the 2009-2010 Appraisal Task Force in Development of the Worldwide ERC Summary Appraisal Report
Cendant Mobility Services	1998	Silver Award - Annual Conference - maintained an average variance of 2-3% on relocation appraisals

COMMUNITY VOLUNTEER ACTIVITIES

American Youth Soccer Organization (AYSO) – 1989 to present:

- **National Referee Assessor** (Highest Level)
- **National 1 Referee** (Highest Level)
- **Director of Assessment** (Section 1, Area K – West to Central Orange County)
- **Referee Instructor**
- **Referee Mentor**