

CRAIG GILBERT, SRA, CRP

REAL PROPERTY APPRAISER, ANALYST, & CONSULTANT

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
2000-2001	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
1975 to 1982	Household Bank	Westminster, CA	Chief Appraiser – Assistant V.P.

PROPERTY TYPES APPRAISED

Single Family Residences	Planned Unit Developments (PUD's)	Condominiums
Apartment Complexes	2-4 Unit Properties	Office Buildings
Co-ops & Own-Your-Owns	Industrial Properties	Shopping Centers
Strip Centers	Office Condominiums	Industrial Condominiums
Special Purpose Properties	Financial Institutions	Hotels & Motels
Mixed-Use Properties	Proposed Residential Subdivisions	Business Parks
Time Share Projects	Automobile Dealerships	Restaurants
Residential Lots and Acreage	Commercial Lots and Acreage	Industrial Lots and Acreage
Houses of Worship	Agricultural	

TYPES OF VALUE ESTIMATES AND OTHER APPRAISAL-RELATED EXPERIENCE

Market Value	Fair Market Rental Value	Review Appraisals – CA and National
Estates & Trusts	Retrospective/Historical Values	Proposed Construction
Discounted Cash Flow Analysis	Fraud Detection	Employee Relocation
Forensic Investigations	PMI removal	Consultation
Litigation - Family Law	Bankruptcy	Litigation - Partnership Dissolution
Litigation/Arbitration – Civil Cases	Income/Expense Analysis	Feasibility Studies
Market Forecasting	Establish Fair Buyout Price	Liquidation Value
Easement Analysis & Valuation	Family Limited Partnership Valuation	Leasehold & Leased Fee Analysis
Highest and Best Use Analysis – Land & Improved Sites	Review Blueprints, Cost Breakdowns, Specifications, Engineering Reports	Foreclosures
		Bank-Owned Properties / REO's

TYPES OF CLIENTS

Savings Banks	Banks	Private Parties	Savings & Loans	Title Companies
Mortgage Brokers	Mortgage Bankers	Developers	Asset Mgt Companies	Mortgage Insurance
Relocation Companies	Fortune 500 Co's	Accountants, CPA's	Tax Attorneys	Investors
Bankruptcy Attorneys	Trial Attorneys	Municipalities	Investors	R.E. Companies
Trusts & Estates	Partnerships	Credit Unions	Buyers	Sellers
Family Law Attorneys	Appraisal Mgt. Companies (AMC's)	E&O Insurance Co.	Forensic Accountants	Government
Trial Lawyers		Superior Court of California 730 Expert		Sponsored Entities (GSE's): Fannie Mae, Freddie Mac

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
CRP™ Designation:	Employee Relocation Council
Appraisal License:	Certified General Appraiser, State of California, Office of Real Estate Appraisers Certificate No. AG004777
Licensed R.E. Broker:	State of California, Department of Real Estate -License No. 00912439
Realtor® :	National Association of Realtors – California Association of Realtors
MLS Member:	Orange County Association of Realtors
Founding Member:	Relocation Appraisers and Consultants – RAC
Member	Association of Certified Fraud Examiners

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: Reorganization

Relocation Appraisers and Consultants - Founding Member – 1989-90

Board of Directors:	1992-1994	Bylaws Committee	
Member:	1989-present	Chairman:	1993-1996

Real Estate Research Council of Southern California

Pro Bono contributing appraiser, from 1993 to present, to the quarterly report *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

Worlwide Employee Relocation Council (ERC)

- Appraisal Task Force (2009-10) – For purpose of developing a new ERC Appraisal Form & Guidelines for members

Publications

- MOBILITY Magazine, July 2009 – *RAC Report: Market Summary – Southern California Region*

TESTIFIED AS AN EXPERT WITNESS AS A REAL ESTATE APPRAISER

U.S. Bankruptcy Court – Western Division	Los Angeles	Los Angeles County, California
California Superior Court – North Central District	Glendale	Los Angeles County, California
Superior Court - Central Justice Center	Santa Ana	Orange County, California
California Superior Court - Lamoreaux Justice Center	Orange	Orange County, California
J-A-M-S (Judicial Arbitration and Mediation Services)	Orange	Orange County, California
Judicate West - Arbitration	Santa Ana	Orange County, California
U.S. Bankruptcy Court – Southern District of Texas	Southwest U.S	Houston, Texas
Ninth Judicial District Court - Nevada	Douglas County	Minden, Nevada

COURSES AND SEMINARS ATTENDED

Numerous real estate and appraisal courses and seminars have been attended, sponsored by:

Appraisal Institute	Society of Real Estate Appraisers	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

How to Recognize Appraisal Fraud and Misrepresentations	State of California – Department of Financial Institutions	San Diego (2011)
VA Loan Workshop – Fee Appraiser’s Perspective	Orange County Assn of Realtors	Huntington Beach (Oct 2011 & Nov 2011)
A Collaborative Approach to Selling Inventory Properties	The Mortgage Store	San Diego (2009)
2-4 Unit Appraising Seminar	Worldwide Employee Relocation Council	
Appraising the Small Residential Income Property	Society of R.E. Appraisers	Los Angeles
Residential Appraisal Techniques	Society of R.E. Appraisers	Orange Co.
Techniques of Residential Appraising	Orange Coast Community College	Guest Lecturer
Real Estate Appraisal Techniques	Orange Coast Community College	Guest Lecturer
	Orange Coast Community College	Guest Lecturer

REAL ESTATE COURSES SUCCESSFULLY COMPLETED

California State University at Fullerton:

- Real Estate Appraisal
- Real Estate Finance
- Real Estate Law
- Real Estate and Urban Development
- Real Property Development

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

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

University of California at Irvine:

- Advanced Real Estate Finance

Allied Real Estate Schools (Broker License Renewal)

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| • Agency Relationships, Duties & Disclosures | (3 hours) | 2006, 2004, 2002, 1998 |
| • Ethics, Professional Conduct & Legal Aspects | (3 hours) | 2006, 2004, 2002, 1998 |
| • Trust Fund Handling | (3 hours) | 2006, 2004, 2002, 1998 |
| • Fair Housing | (3 hours) | 2006, 2004, 2002, 1998 |
| • Financing Options to Increase Sales | (15 hours) | 2006, 2004, 2002, 1998 |
| • Protect Yourself and Your Clients | (15 hours) | 2006, 2004, 2002, 1998 |

Western Schools (Broker License Renewal)

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| • Basic Real Estate Issues | (18 hours) | 1993, 1990 |
| • Agency | (3 hours) | 1993, 1990 |
| • Law and Ethics | (3 hours) | 1993, 1990 |
| • R.E. Finance | (21 hours) | 1993, 1990 |
| • Appraisal Techniques | (21 hours) | 1993, 1990 |

REAL ESTATE SEMINARS AND TRAINING

University of California at Los Angeles:

- Joint Venture and Equity Capital
- The Shopping Center Game

Appraisal Institute:

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| • Condemnation Seminar | • Residential Appraising |
| • HP12C Advanced Financial Calculator | • Retail Seminar |
| • Apartment House Seminar | • Feasibility and Forecasting |
| • FNMA 2 to 4 Unit Appraising | • 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 |
| • Appraising Apartments in Southern California | • Course 420 – Business Practices and Ethics |
| • OREA Federal and State Regulations | • Non-Residential Demonstration Report Writing |
| • Subdivision Appraising | • Valuation of Office Buildings & Commercial Office Parks |
| • Standards of Professional Practice - Part A & B | • Inner City Neighborhood Analysis and Residential Valuation |
| • Appraisal Analysis and Techniques for Special Purpose Properties | • Course 400 - National Uniform Standards of Professional Appraisal Practice |
| • Uniform Standards of Professional Appraisal Practice (USPAP) Update Seminar | • Understanding Limited Appraisals and Appraisal Reporting Options-General |

National Association of Review Appraisers:

- Principles and Techniques of Appraisal Review

Real Estate Conference Group:

- Annual Apartment Seminar: 1991, 1989

Prudential Relocation:

- Appraisers Seminar: 2007, 1997, 1990, 1989

Travelers Relocation:

- Appraisers Seminar: 1999, 1989

Relocation Resources :

- 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: November 1992

Coldwell Banker Relocation:

- Appraisal Seminar: December 1992

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

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| • Relocation Appraisal Seminar | • Appraisal Issues and Technology | • Cost Containment |
| • Contemporary Relocation Appraisal Techniques | • Changing Real Estate Markets: Effects on Relocation Costs | |

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

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|------------------------------------|---------------------------------------|
| • Facing Reality Again | • Stigmatized Properties |
| • Appraising in a Declining Market | • Demystifying the Relocation Process |

Relocation Appraisers and Consultants (RAC)

Annual Conference and Seminars (2 days)

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

Federal Home Loan Mortgage Corporation (Freddie Mac)

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| • Appraisal Seminar: 1994 | • Appraisal Training: 1995 | • Appraisal/Repair Seminar: 1996 |
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King Sullivan Mortgage Services

- Freddie Mac Seminar: 1996

Veros Software

- Predictive Methods Conference (2 days) 2004, 2003

U.S. Department of Veterans Affairs

- Appraiser Workshops, Seminars: Corona, CA; Las Vegas, NV

AWARDS AND COMMENDATIONS RECEIVED

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| • Worlwide Employee Relocation Council | May 2011 | 2011 Presidents Award for Distinguished Service on the 2009-10 Appraisal Task Force in Development of the Worldwide ERC Summary Appraisal Report |
| • Relocation Appraisers and Consultants | May 2011 | Recognition and Appreciation Award for outstanding and devoted service to the Worldwide ERC Appraisal Task Force which revised the Worldwide ERC appraisal Form & Guidebook |
| • Cendant Mobility Services | Sept.1998 | Silver Award presented at annual conference for maintaining an average variance of 2-3% range on relocation appraisal reports |

COMMUNITY VOLUNTEER

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

- National Referee Assessor (highest level)
- National 1 Referee (highest level)
- Section 11-K Director of Assessment