

CRAIG GILBERT, ASA, SRA, CRP – Certified General Appraiser

Real Property Appraiser, Consultant, Analyst & Expert Witness

QUALIFICATIONS – CURRICULUM VITAE – C.V.

EMPLOYMENT: Professional Real Estate Appraiser since 1975

1983 to Present:	Craig Gilbert Appraisals	Huntington Beach CA	Independent R.E. Appraiser & Analyst
1984 to Present:	Craig Gilbert Real Estate	Huntington Beach CA	Independent Real Estate Broker
2001 to 2011:	Veros Software	Santa Ana CA	AVM Consultant to VP of 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 Vice President
1975 to 1981:	Keystone Savings	Westminster CA	Chief Appraiser & Assistant Vice President

PROPERTY TYPES APPRAISED

Single Family Residences	Planned Unit Developments	Condominiums
Apartment Complexes	2-4 Unit Multiple-Family	Office Buildings
Co-ops & Own-Your-Owns	Single & Multi-Tenant Industrial	Shopping Centers
Strip Retail Centers	Office Condos & PUDs	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 Actions	Charitable Donations

LITIGATION SUPPORT

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

TYPICAL CLIENTS

CA Superior Court	Trial Attorneys	Tax Attorneys	Family Law Attorneys	Trust Attorneys
Bankruptcy Attorneys	Eminent Domain	Gov't Agencies	Relocation Companies	Asset Managers
Trustees - Estates	Fortune 100 Co's	Fortune 500 Co's	Mortgage Insurance Co's	Accountants-CPA's
Title Companies	Trust Mgt Co's	Builders	Investors	Mortgage Brokers
Municipalities	Buyers - Sellers	Mortgage Bankers	R.E. Companies/Agents	Insurance Co's
E&O Attorneys	Partnerships	Savings Banks	Fannie Mae - FNMA	Freddie Mac-FHLMC
E&O Companies	Private Parties	Credit Unions	Appraisal Mgt Co's	

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

ASA Designation	American Society of Appraisers	2019+
SRA Designation:	Appraisal Institute	1980+
CRP Designation:	Worldwide Employee Relocation Council	1992+
Certified General Appraisal License:	State of CA BRE (License #AG004777)	1992+
Licensed Real Estate Broker	State of CA BRE (License #00912439)	1984+
Realtor:	Member of NAR, CAR & OCR	1984+
Founding Member:	Relocation Appraisers & Consultants (RAC)	1989
Ethics Advocate	Orange County Realtors (OCR)	2019+
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)
Member in Good Standing	Real Estate Standards Organization (RESO)	(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 Realtors® – Association of Professionals (OCR)

MLS Committee	2015 to 2019
Grievance Committee	2019
Independent Broker Alliance	2019, 2020

Real Estate Research Council of Southern California

Pro Bono contributing appraiser for 25 years - from 1993 to 2018 - 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-developed the 2010 ERC Summary Appraisal Report & Guidelines

PUBLICATIONS

<i>Mobility Magazine</i> (Worldwide ERC)	March	2020	"Market Summary – Orange County"
<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"

TESTIFIED AS AN EXPERT APPRAISER WITNESS – Court and Arbitration

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
CA Superior Court – Stanley Mosk Courthouse	111 N Hill Street	Los Angeles, 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 #1600	Santa Ana, CA
ADR Services, Inc – Dispute Resolution	19000 MacArthur Blvd #550	Irvine, CA 92612

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 Appr	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 (WERC)
Prudential Relocation	Travelers Relocation	PHH Homeequity 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	Orange County Realtors	National Association of Review Appraisers
McKissock Learning		

LECTURES AND SEMINARS TAUGHT

<u>Lecture / Seminar / Program</u>	<u>Organization - Sponsor</u>	<u>City</u>
<i>Alternative Methods for Residential Properties in Litigation Cases</i>	Appraisal Institute (SCCAI)	Downey, CA
<i>Litigation for Residential Appraisers</i>	Appraisal Institute (SCCAI)	Downey, CA
<i>Diversification for the Residential Appraiser</i>	Appraisal Institute (SCCAI)	Downey, CA
<i>Professional Standards Mock Trial</i>	Orange County Realtors (OCR)	Laguna Hills, CA
<i>How to Recognize Appraisal Fraud and Misrepresentations</i>	State of California – Department of Financial Institutions (CA DFI)	San Diego CA
<i>Mock Trial - Do's and Don'ts for Appraisers Testifying as an Expert Witness</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

Relocation Appraising
Relocation Appraising
Relocation Appraising
Appraising the Small Res Income Property
2-4 Unit Appraising Seminar
Residential Appraisal Techniques
Techniques of Residential Appraising

Appraisal Institute
Appraisal Institute
Worldwide Employee Relocation
Society of Real Estate Appraisers
Society of Real Estate Appraisers
Orange Coast College
Orange Coast College

Corona CA
Newport Beach CA
Plano, TX
Irvine CA
Los Angeles CA
Costa Mesa CA
Costa Mesa CA

REAL ESTATE COURSES SUCCESSFULLY COMPLETED

California State University at Fullerton:

Real Estate Appraisal
Real Estate and Urban Development

Real Estate Finance
Real Property Development

Real Estate Law

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
Trust Fund Handling
Financing Options to Increase Sales

Ethics, Professional Conduct & Legal Aspects
Fair Housing
Protect Yourself and Your Clients

Western Schools - Broker License Renewal

Real Estate Issues
Appraisal Techniques

Agency

Law and Ethics
Real Estate Finance

REAL ESTATE SEMINARS AND TRAINING SUCCESSFULLY COMPLETED

University of California at Los Angeles

Joint Venture and Equity Capital

The Shopping Center Game

Appraisal Institute:

Litigation Seminar (multiple)
Business Practices and Ethics
USPAP Update Course
Condemnation Seminar
HP12C Advanced Financial Calculator
Apartment House Seminar
Feasibility and Forecasting
Investment Feasibility
Capitalization Rate Seminar
Professional Liability for Appraisers
Apartment Appraisal Seminar
Course 420 – Business Practices & Ethics
Subdivision Appraising
Uniform Standards of Professional Appraisal Practice (USPAP) Update Seminar
Standards of Professional Practice – A & B
Valuation of Office Buildings & Commercial Office Parks

Residential Symposium (multiple)
Review of Court Decisions on Valuations – Lessons Learned
AVM's and Predictive Technology
Residential Appraising
Retail Seminar
FNMA 2 to 4 Unit Appraising
Applications of Market Extractions
Narrative Report Writing Seminar
Appraisal Standards Seminar
Underwriter's Seminar
Valuation of Leases and Leasehold Interests
Appraising Apartments in Southern California
OREA Federal and State regulations
Appraisal Analysis and Techniques for Special Purpose Properties
Inner City Neighborhood Analysis & Residential Valuation
Non-Residential Demonstration Report Writing
Course 400 – National Uniform Standards of Professional Appraisal Practice
Understanding Limited Appraisals & Reporting Options - General

National Association of Review Appraisers
Principles and Techniques of Appraisal Review

Real Estate Conference Group
Annual Apartment Seminar

Prudential Relocation
Appraiser Seminar: 2007, 1997, 1990, 1989

Travelers Relocation
Appraiser Seminar: 1999, 1989

Relocation Resources
Appraiser Expectations Seminar: 1990

Orange County Realtors © (OCR)

<i>Procuring Cause</i>	Professional Standards	(2019)
<i>Finding of Facts</i>	Professional Standards	(2019)
<i>Mock Trial</i>	Professional Standards	(2019)
<i>Real Estate Expo</i>	Independent Broker Alliance	(2019)
<i>IBA Forums</i>	Independent Broker Alliance	(2019 – multiple events)

PHH Homeequity Relocation:

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

HFS Mobility Services (2 days)

<i>National Appraisal Conference</i>	Chicago (1997)
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Cendant Mobility Services (2 days)

<i>National Appraisal Conference</i>	Orlando (1999)
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Associates Relocation:

<i>Appraisal Seminar</i>	(1992)
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Coldwell Banker Relocation:

<i>Appraisal Seminar</i>	(1992)
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Employee Relocation Council (ERC) National Conference (1990):

<i>Relocation Appraisal Seminar</i>	<i>Appraisal Issues and Technology</i>	<i>Changing R.E. Markets and the</i>
<i>Contemporary Relocation</i>	<i>Cost Containment</i>	<i>Effect on Relocation Costs</i>
<i>Appraisal Techniques</i>		

Worldwide Employee Relocation Council (WERC) National Conference (2007): (RAC Trac)

<i>Facing Reality Again</i>	<i>Appraising in a Declining Market</i>
<i>Stigmatized Properties</i>	<i>Demystifying the Relocation Process</i>

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

Dallas	2019	Dallas	2016	Las Vegas	2011
San Diego	2009	Dallas	1999	Dallas	1994
Las Vegas	2007	Chicago	1997	Atlanta	1996
Newport Beach	1995	Denver	1993	San Francisco	1992

Federal Home Loan Mortgage Corporation (Freddie Mac)

<i>Appraisal Seminar:</i>	1994	<i>Appraisal Training:</i>	1995	<i>Appraisal/Repair Seminar:</i>	1996
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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

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

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 Orange County)
- **Referee Instructor**
- **Referee Mentor**