

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

Real Property Appraiser, Consultant, Analyst & Expert Witness

QUALIFICATIONS – CURRICULUM VITAE – C.V.

EMPLOYMENT: Professional Real Property 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 AND INTERESTS APPRAISED

Single Family Residences	Planned Unit Developments	Residential 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	Encroachments
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

**Discounted Valuations of Minority Interests for Lack of Control (LOC) & Lack of Marketability (LOM)
All Asset Types Including Real Property in any Geographic Location – Since 1990's**

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
Negligence	Failure to Disclose	Elder Abuse	Criminal	Specific Performance
Due Diligence	Civil-Federal Court	Civil - State Court	Bankruptcy	Fiduciary Duties

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	Trustees

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 to present
SRA Designation:	Appraisal Institute	1980 to present
CRP Designation:	Worldwide Employee Relocation Council	1992 to present
Certified General Appraisal License:	State of CA BRE (License #AG004777)	1992 to present
Licensed Real Estate Broker	State of CA BRE (License #00912439)	1986 to present
Realtor:	Member of NAR, CAR & OCR	1986 to present
Founding Member:	Relocation Appraisers & Consultants (RAC)	1989
Ethics Advocate	Orange County Realtors (OCR)	2019 to present
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	2022, 2021; 2014-2015; 1992-1994
Bylaws Committee Chairman	1993-1996
Member / Founding Member	1989-present

Orange County Realtors® – Association of Professionals (OCR)

MLS Committee	2015 - 2019, 2021, 2022
Grievance Committee	2019, 2020
Independent Broker Alliance	2019, 2020
Ethics Advocate	2019 to present

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	American Institute of R.E. Appraisers
University of California at	Prudential Relocation	California State University at Fullerton
Real Estate Conference	Western Schools	Worldwide Employee Relocation Council (WERC)
Prudential Relocation	Travelers Relocation	PHH Homeequity Relocation
Relocation Resources	Cendant Mobility	Relocation Appraisers and Consultants (RAC)
Associates Relocation	Coldwell Banker	HFS Mobility Services
U.S. Dept of Veterans Affairs	Orange County Realtors	National Association of Review Appraisers
McKissock Learning	Valuometrics	ASA – American Society of Appraisers
Primus Valuations – Dennis Webb MAI CRE		Forensic Expert Witness Association (FEWA)

LECTURES AND SEMINARS as INSTRUCTOR

<u>Lecture / Seminar / Program</u>	<u>Organization - Sponsor</u>	<u>City</u>
<i>Price Indexing – Time Adjustments</i>	Valuometrics – George Dell MAI CRE	Zoom – Sept. 2021
<i>Price Indexing – Time Adjustments</i>	Valuometrics – George Dell MAI CRE	Zoom – May 2021
<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>	Orange County Realtors (OCR)	Laguna Hills, CA
<i>Professional Standards Mock Trial</i>	State of California – Department of Financial Institutions (CA DFI)	San Diego CA
<i>How to Recognize Appraisal Fraud and Misrepresentations</i>	Relocation Appraisers and Consultants	Dallas TX
<i>Mock Trial - Do's and Don'ts for Appraisers</i>	Relocation Appraisers and Consultants	Dallas TX
<i>Testifying as an Expert Witness</i>	Orange County Assn of Realtors and The Mortgage Store	Huntington Beach CA (2 events)
<i>VA Loan Workshop – Fee Appraiser's Perspective</i>	Worldwide Employee Relocation Council(WERC)	San Diego CA
<i>A Collaborative Approach to Selling Inventory Properties</i>		

Property Management Hazards Property Management
California Water Rights, Rules and Regulations Broker Management and Supervision of Salespersons
Diversity, Systemic Racism and Federal Fair Housing Laws Protect Your Clients – Guide to Cybersecurity

California Association of Realtors (CAR) “Online ED” – March 2018 (45 hours Continuing Education)

The Duty to Disclose Buyer Agency Eight Hour Survey
Residential Property Inspection Advanced Contract Law Environmental Issues in Residential Real Estate

American Society of Appraisers and Primus Valuations - Dennis A. Webb, ASA, MAI, FRICS

Becoming Proficient in Fractional Interests Valuation – Everything You Need to Know – (6 hours) March 2022

ASA, Appraisal Institute, MBREA, NSREA, IAAO, ASFMRA

Diversity, Equity and Inclusion Webinar: Revealing Relevance for the Appraiser Profession – (3 hours) Jan 2022

Appraisal Institute

A.I. Policy Update – Desktops and ANSI Square Footage Calculation (2 hours) September 2021
Business Practices and Ethics (6.0 hours) May 2021
51st Annual Litigation Seminar (7.5 hours) November 2018
Southern California 2018 Residential Symposium (8.0 hours) April 2018

Appraisal Institute – Northern California Chapter

IRS Valuation Update (2 hours) September 2021
Monterey Bay Appraisal Seminar (6.0 hours) July 2021

- *State of the Profession*
- *Avoiding Bias – USPAP Advisory Opinion 16*
- *Lawyers as our Clients*
- *Assessment Appeals*
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Appraisal Institute and American Society of Appraisers

Unconscious Bias for the Appraisal Profession – January 2021

George Dell, SRA, MAI, SRA CRE – Valuemetrics

Stats, Graphs and Data Science 1 (14 hours) May 2021
Stats, Graphs and Data Science 1 (14 hours) March 2021
Stats, Graphs and Data Science 1 (14 hours) January 2021
How to Avoid Being Accused of Bias – Peter Christensen – October 2021

Brookings Institution – Appraisal Institute – Freddie Mac – New American Funding

Property Valuation, Appraisal Bias & Black Home Ownership–Dispelling the Myths of Black Ownership – July’21

Bradford Technologies

Post 1004MC Market Analysis – Bill Murphy – Former FNMA – June 2021
Artificial Intelligence and Valuation – May 2021
Examples of Complex Property Characteristics & Suggested Solutions – November 2020
Floor Plan Webinar and Lidar Technology – Jeff Bradford – March 2022

The Appraisal Foundation

Appraisal Qualifications Board Public Update – April 2021

National Association of Realtors (NAR)

Ask an Appraiser – March 2021

Class Valuation

Appraisal Modernization – April 2021

Real Estate Appraisers Association (REAA) – Sacramento Chapter

Leveraging Analytical Tools – March 2021
Rent Control for Residential Appraisers – August 2021

Dwellworks

Appraising During a Pandemic – Client Expectations - January 2021

Relocation Appraisers and Consultants (RAC)

Moving Changes – The Impact of Coronavirus on Relocation – October 2020

How to Limit Our Liability as We Limit Our Exposure – September 2020

Clear Capital

Will Your AVM Perform in an Uncertain Market? – July 2020

Let's Talk Appraisals with John Brenan & Jeff Allen – CubiCasa – April 2022

CubiCasa Floor Plan App

Live Demo – New Mobile Experience – How to Navigate – May 2022

McKissock

USPAP Update Course for Non-Residential Real Property (7 hours) June 2020

Recognizing Mortgage Fraud and Its Effects (4 hours) December 2018

Be Compliant and Competitive with Restricted Appraisal Reports (4 hours) November 2018

A Review of Disciplinary Cases (3 hours) November 2018

Expert Witness Testimony (4 hours) October 2018

REO Appraisal: Guidelines and Best Practices (4 hours) October 2018

National USPAP Update Course (7 hours) July 2018

OREP Education Network

Navigating California's Laws and Regulations (4 hours) June 2020

Forensic Expert Witness Association (FEWA) – Judge Peter Flynn, John Sciacotta

The Virtual Delivery of Expert Testimony in the Era of COVID-10 and Beyond – April 2020

Forensic Expert Witness Association (FEWA)

What Trial Attorneys are Looking For When Choosing a Consultant or Expert Witness – August 2020

Best Practices in the Working Relationship of Attorneys, Expert Witnesses & Litigation Consultants – Jan 2018

Experts, From the Attorneys' Perspective – January 2018

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 Association of Realtors © (OCR)

<i>Artificial Intelligence in Real Estate</i>		June 2020
<i>Cyber Breach and Data Breach for Realtors</i>		June 2019
<i>Professional Standards Training – Ethics Advocacy</i>		March 2019
<i>New Real Estate Laws and More</i>		February 2020
<i>Procuring Cause</i>	Professional Standards	October 2019
<i>Finding of Facts</i>	Professional Standards	November 2019

<i>Mock Member Trial</i>	Professional Standards	November 2019
<i>Real Estate Expo</i>	Independent Broker Alliance	September 2019
<i>IBA Forums</i>	Independent Broker Alliance	(2019 – multiple events)

Worldwide Employee Relocation Council (WERC)

Planning for End of Year Travel Bans – December 2020

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)

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):

<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)

Freddie Mac Update – Scott Reuter – Chief Appraiser & Single-Family Director: March 2022
Appraisal Seminar: 1994 *Appraisal Training:* 1995 *Appraisal/Repair Seminar:* 1996

Fannie Mae – Lyle Radke – Director of Collateral Policy

Changes are Coming – December 2021

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 – <i>In Recognition of Dedicated Service and Significant Professional Contributions</i>	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** since 2000 (Highest Level)
- **National 1 Referee** since 1997 (Highest Level)
- **Director of Assessment** (Section 1, Area K – West Orange County)
- **Referee Instructor**
- **Referee Mentor**