

ROBERT E. JAMES

Certified General Real Estate Appraiser #AG008742

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STATEMENT OF QUALIFICATIONS

EXPERIENCE

1986 - 2013

Independent fee appraiser. Prepared narrative reports for commercial, retail, office, industrial properties and proposed subdivisions throughout Southern California. Prepared both form and narrative reports for apartment complexes and Single Room Occupancy hotels. Prepared conventional FNMA/FHLMC appraisal reports for single family residential, P.U.D.'s, condominiums, and small income residential properties. Appraised vacant commercial, industrial and residential land and acted as real estate consultant for proposed developments. Appraised properties throughout San Diego County, as well as Los Angeles, Orange, Riverside, Imperial and San Bernardino Counties, Phoenix, Arizona, Trinidad, Colorado, and Austin, Texas. Reviewed commercial, industrial, and residential appraisal reports for lender clients. Appeared in Federal Bankruptcy Court, California Superior Court, and San Diego Municipal Court as an Expert Witness in litigation for eminent domain, fraud, construction defect, and fire damage cases.

1980 - 1986

Staff appraiser, affiliated with E.M. James & Associates of San Diego, California. Prepared FNMA appraisal reports for single family, condominium, multi-family and income properties. Prepared narrative appraisal reports for commercial and industrial properties. Prepared letter appraisal reports for equity loans. Reviewed subdivision and condominium projects and prepared narrative reports. Prepared VA special rate reduction refinance appraisal reports.

1977 - 1980

Operated Western Appraisal Service in Price, Utah with Emerson M. James. Trained in-house as an appraiser by Mr. James, who was formerly in charge of all appraiser training at the Department of Housing (H.U.D.) in San Diego, California. Appraised single family residences, commercial properties, income properties, and multi-family projects. Served as a Real Estate Consultant for new real estate projects in the Carbon/Emery/Green River area. Prepared appraisal reports for all major banks serving Southeastern Utah. Prepared over five hundred reports during this period.

1974 - 1977

Vice President for Development, Finance, and Marketing for Sagewood Construction Corporation in Carbon County, Utah. Developed and built four subdivisions of single family residences and two apartment projects (20 and 40 units). Developed and built a 37-space mobile home park. Managed park for Utah Power and Light. Directed design and costing of over 160 homes. Coordinated all architectural and engineering details for the various developments. Appeared before local planning and zoning commissions, City Councils, Water Boards and County Board of Supervisors to represent various

projects. Handled all negotiations to establish the company as the principal housing supplier in Utah for Peabody Coal of St. Louis, Missouri. Founded and served as a Director for the Carbon/Emery Economic Development Board. Founded and served as first President and Director of the Carbon/Emery Contractor's Association, a chapter of the National Association of Homebuilders.

1972 - 1974

Assistant Vice President, Real Estate & Construction Finance, The Bank of California, N. A., 110 West "A" Street, San Diego, California. Originated Mortgage Loans, analyzed development and construction projects, supervised construction fund controls, reviewed real estate appraisals, made field inspections of properties and construction projects for purposes of loan evaluation and fund control. Financed Interim G.N.M.A. Pools, handled correspondent bank relations, sold loan participations, supervised purchased loans in California, Nevada, and Colorado. Served as a Director for the San Diego Chapter of the American Institute of Banking.

1972

Consumer Loan Officer with San Diego Federal Savings and Loan Association, 6th Avenue and "B" Street, San Diego, California.

1969-1972

Installment Loan Officer, The Bank of California, N.A., 110 West "A" Street, San Diego, CA.

1967 - 1969

Management Trainee with the City Bank of San Diego. Trained in all areas of commercial banking.

SERVICE RECORD

1963-1966 U.S. Army, Honorable Discharge, Army Commendation Medal

EDUCATION

1962-1963 San Diego State University, Economics Major

1967-1994 Mesa College, San Diego, Economics and Business Admin., Lotus 1-2-3.

American Institute of Banking, Commercial Law, Financial Statement Analysis, Personnel

Mortgage Bankers Association, San Diego Chapter, Mortgage Banking

The Bank of California, seminars on Real Estate lending, appraisal evaluation, and Financial Statement Analysis

Appraisal Courses

Principles of Income Property Appraising

Applied Residential Property Valuation

Multiple Linear Regression Technique in Appraisal

CL-101 - Financial Analysis of Commercial Investment Real Estate - Commercial Investment Real Estate Institute - April, 1997

CL-201 - Market Analysis for Commercial Investment Real Estate - Commercial Investment Real Estate Institute - May, 1998

CL-104 - Investment Analysis for Commercial Investment Real Estate - Commercial Investment Real Estate Institute - October, 1999

Standards of Professional Practice, last taken 2010

Federal & State Appraisal Regulations

Valuation of Detrimental Conditions in Real Estate, Appraisal Institute - October, 1998

Comprehensive Appraisal Workshop - Appraisal Institute

Residential Appraisal Seminar - Appraisal Institute

Advanced Electronic Spreadsheet Seminar for Appraisers - Appraisal Institute

Partial Acquisition Seminar - Appraisal Institute

Appraisals in Eminent Domain Proceedings - American Society of Appraisers

Eminent Domain Seminar – CLE

Outdoor Advertising Valuation – CLE

Litigation Valuation – NAIFA

Valuation for Eminent Domain - NAIFA

Understanding Limited Appraisals - Appraisal Institute

Right of Way Seminar - American Society of Appraisers

American Institute of Real Estate Appraisers - Valuation of Leasehold Interests

Fair Lending and the Appraiser - Appraisal Institute

2010-11 Uniform Standards of Professional Appraisal Practice

Private Appraisal Assignments

Land and Site Valuation

Relocation Appraisals

Appraising the Oddballs

Appraising the Appraisal: Appraisal Review - Appraisal Institute

Instructor and Author - Appraisal Analysis for Lenders Seminar

Instructor – Anthony Schools

Principles of Real Estate Appraisal

Legal Aspects of Appraisal

CERTIFICATION

Certified General Real Estate Appraiser
State of California Certificate No. AG008742

AFFILIATIONS

Former Director, San Diego Chapter, American Institute of Banking
Past President, Carbon/Emery Chapter, National Association of Home Builders
Member, Community Advisory Board of the School of Public Health, San Diego State
University
Member – Foundation of Real Estate Appraisers

PARTIAL LIST OF REAL ESTATE APPRAISED

Litigation

Qualified and testified as an expert witness in United States District Court, Federal Bankruptcy Court, San Diego County Superior Court, San Diego Municipal Court, and Family Law Court. Prepared appraisal reports as an expert witness in construction defect, eminent domain, and dissolution cases. I have appeared as an expert in cases involving the taking of easements by San Diego Gas & Electric and San Diego County Water Authority. Additionally, I performed as an expert witness in the Salton Sea Reclamation Class Action lawsuit, Santa Fe Depot (San Diego) case, Guejito Fire litigation, construction defect cases, dissolution and bankruptcy proceedings, other proceedings in eminent domain, property tax appeals, inverse condemnation cases, estate cases involving fractional interests and estimated discounts for tax purposes, cases involving easements, encroachments, and IRS matters. Successfully appeared before the Board of Equalization in a fire-loss tax appeal involving hundreds of acres burned in the 2007 Harris fire. Appointed as Appraiser by U. S. Bankruptcy Court Trustee.

Commercial

35 Years experience appraising retail commercial shopping centers, office buildings and condominiums, strip centers, and stand-alone retail properties. Properties appraised cover a wide range of uses, from an airport hangar, funeral homes, hotels, Single Room Occupancy hotels in San Diego and Los Angeles, I-Hop restaurant, Burger King restaurant, and Panda Express.

Industrial

San Diego, Riverside, and San Bernardino county industrial properties and sites, industrial parks, warehouse/office facilities, and vacant industrial acreage.

Vacant Land

Super Block (four blocks) in Downtown San Diego for new Convention Center/Ballpark parking lot. The proposed site for the City of Lemon Grove Civic Center. Proposed school sites in Otay Ranch, Otay Mesa, San Diego, and Ramona. The 100-acre Oceanside Regional Shopping Center site, prepared project analysis for a proposed 400+ unit golf course/residential project in Hemet, CA. Proposed 600-unit Country Club Ranch residential subdivision, including detached, attached, and condominium units in Trinidad, Colorado. 298-acre citrus/avocado grove in Pauma Valley, California. Proposed 48-lot subdivision in Pauma Valley. Proposed 120 acre proposed subdivision in Jamul, California. Proposed 22-acre subdivision in San Marcos, CA. Proposed 40+ acre subdivision, Escondido, CA, proposed 40 acre subdivision in Poway, CA, proposed 40+ acre multi-family site in San Bernardino, CA, 40+ acre agricultural site in Vista, CA, 115 unit subdivision in Indio, CA, and other vacant residential, agricultural, industrial, and commercial sites throughout San Diego, Los Angeles, Riverside, and San Bernardino County. Fire damaged properties in San Diego's East County.

Residential Properties

In excess of 3,500 Urban, Suburban, and Rural Single Family, Planned Unit Development, and Condominium Residences in San Diego, Orange, Los Angeles, Imperial, and San Bernardino Counties in California, as well as Trinidad, Colorado, Austin, Texas, and Carbon and Emery Counties in Utah. In excess of 50 Proposed Subdivisions, Planned Unit Development, and Condominium projects in San Diego and Riverside Counties, including Indio, East Lake in Chula Vista, Capital Homes in Rancho San Diego, Remington at Rancho Del Oro, Rio Vista Condominiums, Georgia Street Condominiums, Beacon Street Condominiums.

Residential Income Properties

330 Unit Casa Escondida Senior complex in Escondido, California; 139-unit Julian Estates, Lakeside CA; 96-unit Midway Estates, Escondido CA; 99-unit Summerfield Villas Senior complex in Escondido, CA. Numerous 2-4 unit residential buildings, urban Single Room Occupancy hotels, and apartment complexes, including leasehold interest 120-unit Cedar Shores Apartments in Pacific Beach, 160 unit Woodlawn Colonial apartment complex in Chula Vista, California, 72-Unit Fanita Apartments in Santee, proposed 41-unit Hart Street Apartments in El Cajon, 88 unit Osborn Manor in Phoenix, Arizona, "C" Street Apartments, and Hawthorn Apartments.

Convalescent Care Facilities

49-Bed Monterrey Trellis convalescent care, 30-Bed Country Club Guest Home, Escondido, California; 32 Bed Fraser Hall, San Diego, California, Golden Age Home's nine facilities in San Diego, La Mesa, El Cajon and Lakeside, California, 28th Street Convalescent Hospital, San Diego, California, and ten-acre convalescent care site in Palm Desert, California.

Churches

Tri-City Christian Church; North County Presbyterian; Eastlake Community Church; Cornerstone Church of National City; Victory World Outreach of Chula Vista; Chinese Community Church; First Baptist Church of Pacific Beach; Good News Missionary Baptist Church of San Diego; Point Loma Presbyterian Church San Diego; Church of The Nazarene, San Diego, California; Truth Apostolic Community Church, El Cajon, CA; several Seventh Day Adventist churches in San Diego; the Church of Jesus Christ, San Diego, CA; the Apostolic Assembly of the Faith in Christ Jesus, El Cajon, California; and the Synagogue of the Congregation Beth Tefilah, San Diego, California, and the Good News Missionary Baptist Church in Compton, California.

Mobile Home Parks

Recent mobile home and R.V. parks I have appraised include the Bonita Hills Estates, 5-10 Mobile Home Ranch, Terry's Mobile Home Park, Continental Country Club Mobile Home Park, 350 Broadway Trailer Park, Laguna Vista Mobile Home Park and Cavalier Mobile Home Park in Oceanside, the Blue Heaven Mobile Home and R.V. Park in Rancho Mirage, and the Olde Highway 80 R.V. Park in Lakeside, California.

PARTIAL CLIENT LIST

Lenders

U. S. Bank	Landmark Bank
Ramona National Bank	Balboa Thrift and Loan
Regents Bank	Scripps Bank
Chase Manhattan of California	Long Beach Bank
Flagstar Bank	Century City Savings and Loan Association
Provident Federal	Countrywide Funding
Peninsula Bank	Dollar Mortgage
World Savings	Fidelity Federal Bank
Mission Viejo National Bank	Western Financial Savings Bank
Topa Thrift and Loan Association	Topa Savings Bank
Capitol Valley Bank	Community Thrift and Loan Association
Imperial Thrift and Loan Association	Pacific Thrift and Loan Association
Landmark Mortgage	Sunbelt Financial Corporation
Headlands Mortgage	Fleet Mortgage Corporation
Presidential Mortgage	Medallion Mortgage
Bel Air Savings and Loan Association	Century Thrift and Loan Association
City Thrift and Loan Association	Director's Mortgage Corporation
CAPSTED Mortgage Corporation	Courtesy Funding
Assured Thrift and Loan Association	Community Thrift and Loan Association
Midland Mortgage Corporation	National First Mortgage Corporation
Cal-Coast Mortgage Banking Corporation	San Diego Real Estate Funding
Citizens National Mortgage Corporation	Ford Consumer Finance Company, Inc.
Evangelical Christian Credit Union	Christian Community Credit Union

Government Entities

San Diego Unified Port District
Federal Deposit Insurance Corporation
Federal Bankruptcy Court
City of Lemon Grove
Sweetwater Union High School District
Mountain Empire Unified School District

Attorneys

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