

APPRAISAL QUALIFICATIONS OF TIMOTHY J. GREEN

KLW RESIDENTIAL INC.

Mr. Green has worked in the real estate appraisal field since 1972. With over 30 years of service within the industry, he has gained extensive experience in the area of valuation and analysis of innumerable property types, for purposes including mortgage financing, insurance losses, condemnation and consulting assignments for advisory use. Mr. Green also is a New York State Certified General Real Estate Appraiser.

Education:

- Bachelor of Arts – State University of New York at Fredonia, Fredonia, New York - 1971
- Associate of Arts, Jamestown Community College, Jamestown, New York - 1969

Technical Training:

- Appraisal Institute, "Standards of Professional Practice", 1992
- Appraisal Institute, Course 110, "Appraisal Principals", 1993
- Appraisal Institute Seminar, "URAR Update", 1993
- Appraisal Institute, Course 120, "Appraisal Procedures", 1993
- Appraisal Institute Seminar, "Upstate Appraisal Conference", 1993
- Cusack Real Estate Center, "Applied Residential Valuation (Case Studies R3) ", 1995
- Cusack Real Estate Center, "Introduction to 1-4 Family Income Capitalization (R-4)", 1996
- Appraisal Institute, Course 310, "Basic Income Capitalization", 1998
- Appraisal Institute, Course 320, "General Applications", 2000
- Cusack Real Estate Center, "Principles of Income Property Appraising (G-2)", 2001
- Institute of Assessing Officers, "Applied Income Property Valuation (G-3)", 1999
- Cusack Real Estate Center, "Ethics & Standards of Professional Practice (E/S)", 2000
- Cusack Real Estate Center, "Fair Lending & Environmental Issues (AQ-1)", 2000
- Appr. Inst., Seminar, "Niagara Falls, NY: A City in Transition", Niagara Falls, 6/02
- Appr. Inst., Seminar, "Consequences of Over-Appraising Res. Properties", Gr. Island, 9/02
- Appr. Inst., Seminar, "Buffalo & WNY Econ. Dev. & Real Property Issues", Buffalo, 10/02
- Appr. Inst., Seminar, "Economic Prognosis of Cattaraugus County", Ellicottville, 2/03
- Appr. Inst., Seminar, "Scope of Work: Expanding Your Range of Services", Amherst, 6/03
- Appr. Inst., Seminar, "Marshall and Swift Cost Manual ", Amherst, 9/03
- Appr. Inst., Seminar, "Property Defects and Real Estate Issues", Buffalo, 10/03
- Appr. Inst., Seminar, "Economic Prognosis of Cattaraugus County", Ellicottville, 2/03
- Appr. Inst., Seminar, "Resort Properties and Business Valuation", Ellicottville, 2/04
- IRWA, Course 403, "Easement Valuation", Niagara Falls, 5/04
- McKissock Appraisal School, "2004-2005 USPAP Update", 5/05
- Appr. Inst., Seminar, "Flipping and Fraudulent Flipping", Amherst, 4/06
- Appr. Inst., Seminar, "Modern Cost Approach", Ellicottville, 1/07
- McKissock Appraisal School, "2006-2007 National USPAP Update", 5/07
- Cusack Real Estate Center, "Eminent Domain", 5/07

- Appr. Inst., Seminar, “Valuation Case Studies”, Ellicottville, 1/08
- McKissock Appraisal School, “Private Appraisal Assignments”, 9/08
- McKissock Appraisal School, “Land and Site Valuation”, 6/09
- McKissock Appraisal School, “2008-2009 National USPAP Update”, 6/09
- McKissock Appraisal School, “Income Capitalization”, 1/11
- McKissock Appraisal School, “Environmental Contamination of Income Properties”, 5/11
- McKissock Appraisal School, “2010-2011 National USPAP Equivalent”, 7/11
- Buffalo Niagara Association of Realtors, “New Uniform Appraisal Dataset”, 7/11
- McKissock Appraisal School, “Appraising & Analyzing Industrial Flex Buildings for Mortgage Underwriting”, 8/11
- Appr. Inst., Seminar, “Green Building/Adaptive Re-Use”, Buffalo, 10/11
- Appr. Inst., Seminar, “Real estate Network”, Buffalo, 10/12
- Cusack Real Estate Center, “Zoning in Real Estate”, 2/13

Licensure / Certifications:

- New York State General Certified Real Estate Appraiser #46-39874
- NYS DOT Approved Real Estate Appraiser

Prepared & Participated in Appraisals & Consultant Reports For:

- Numerous savings and loan and commercial lending institutions - residential and commercial mortgages
- Attorneys and private individuals - condemnation, investment counseling, mortgage appraisals and tax assessment matters
- Private industry - mortgages, buy/sell, mergers, Section 8 subsidized housing projects
- Governmental agencies (state, federal, county, town and cities) acquisition, reuse, condemnation, Ad-Valorem and certiorari proceedings and specialized studies, including local assessors and New York State Department of Transportation, Environmental Conservation, Office of Mental Retardation & Developmental Disabilities, Office of Alcohol and Substance Abuse Services, Office of Parks, Recreation and Historic Preservation and Dormitory Authority

Testified as Expert Witness:

- State Supreme Court

Employment History:

- **KLW Residential, Inc., Buffalo, NY, NYS Certified General Appraiser, 2012-Present**

Employment History: (Cont'd.)

- **Klauk, Lloyd & Wilhelm Inc.**, Buffalo, NY, 2/98-Present, NYS Certified General Appraiser - Appraise wide variety of commercial, residential, industrial and institutional properties for banks and other lending institutions, governmental agencies, and attorneys. Helped supervise or appraise all property types for assessment revaluations in municipalities throughout New York State. Appraised for governmental agencies (state, federal, county, town and cities) acquisition, reuse, condemnation, Ad-Valorem and certiorari proceedings and specialized studies. These include DOT projects in throughout Western and Central New York.
- **Girasole Appraisal Co.**, Niagara Falls, NY, 1/93-2/98, NYS Certified Residential Appraiser - Appraised one to four family residential, and non-complex commercial properties for banks and other lending institutions, municipalities and attorneys.
- **Erie County**, Buffalo, New York, 6/85-12/92, Real Property Appraiser - Assisted in all aspects of re-assessments for the villages, towns and cities of Erie County. Primary duties included training local assessment personnel in data collection techniques and valuation principals and valuing residential, agricultural and non-taxable properties in Erie County.
- **Cole, Layer & Trumble Co., Inc.**, Dayton, Ohio 5/72-6/74, Residential Appraiser and Group Leader - Collected data and valued residential and agricultural real estate and valued for assessment revaluations. Trained and supervised data collectors or participated in revaluation projects in Chautauqua and Cattaraugus Counties, New York, and valued properties or assisted in grievance hearings in Orange County, New York and Lucas and Trumble Counties, Ohio.