

Qualifications of the Appraiser



Alfred A. (Chip) Hamilton, MAI **State-Certified General Real Estate Appraiser RZ714**

BUSINESS ADDRESS

Hamilton Appraisal Services, LLC
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Port Orange, Florida 32128
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PROFESSIONAL MEMBERSHIPS & LICENSING

- ❖ MAI Member, Appraisal Institute, Certificate No. 7219 (1985)
- ❖ State-Certified General Real Estate Appraiser RZ714, State of Florida
- ❖ SRA Member, Appraisal Institute (1983)
- ❖ Member, East Florida Chapter of the Appraisal Institute

CAREER BACKGROUND

Full time fee appraiser working statewide, but mostly in the Volusia/Flagler County market since 1976.

EDUCATIONAL BACKGROUND

Bachelor of Science in Business Administration, Real Estate and Urban Land Studies; University of Florida, 1969

APPRAISAL EDUCATION

In addition to the courses required to earn my BSBA Degree in Real Estate and those required by the Appraisal Institute for my professional designations, I have completed over 500 hours of continuing education. Included are the following courses and seminars completed within the past 15± years:

- ❖ "Standards of Professional Practice", 9/98, Orlando, Florida
- ❖ "Small Hotel/Motel Valuation", 10/98, Orlando, Florida
- ❖ "Valuation of Local Retail Properties", 9/99, Daytona Beach, Florida
- ❖ "Valuation of Detrimental Conditions in Real Estate", 11/99, Orlando, Florida
- ❖ "Value of Partial Interests – Divided", 9/2000, Orlando, Florida
- ❖ "USPAP & Florida Core Law", 10/2000, Orlando, Florida
- ❖ "Litigation Skills for the Appraiser", 5/2001, Orlando, Florida
- ❖ "Real Estate Fraud", 2/2002, Orlando, Florida
- ❖ Course 800 - "Separating Real and Personal Property from Intangible Bus. Assets", 3/2002, Boca Raton, Florida
- ❖ "Analyzing Commercial Lease Clauses", 9/2002, Orlando, Florida
- ❖ "Introduction to GIS Applications", 9/2002, Online/Appraisal Institute
- ❖ "Appraisal Consulting", 2/2003, Orlando, Florida
- ❖ "USPAP Update", 3/2004, Palm Coast, Florida
- ❖ "Florida Core Law", 3/2004, Orlando, Florida
- ❖ "Using GIS, Graphics, FTP, etc.", 3/2004, Orlando, Florida
- ❖ "Special Purpose Properties", 5/2004, Orlando, Florida
- ❖ Seminar ACE #7257, Scope of Work, 2004
- ❖ Real Estate Finance, Value & Investment Performance; 2005
- ❖ Seminar ACE #7547, Subdivision Valuation, 2006
- ❖ "USPAP Update & Florida Core Law", 3/2006, Orlando, Florida
- ❖ "Appraisal Scope Of Work: Burden or Blessing" – Teleconference, 04/2006
- ❖ "Cool Tools – New Technology For Appraisers", Altamonte, 02/2007
- ❖ "Business Practices and Ethics", Altamonte Springs, FL, 5/11/07
- ❖ "Analytics with Site to do Business", Tallahassee, FL, 10/2007
- ❖ "Forecasting Revenue", Altamonte Springs, FL, 1/2008
- ❖ "USPAP Update & Florida Core Law", 10/2008, Melbourne, Florida
- ❖ "Supervisor/Trainee Roles & Relationships under Florida Law:", 10/2008, Melbourne, Florida
- ❖ "Appraising Distressed Commercial Real Estate", 11/2008 – Webinar
- ❖ "Develop Effective Marketing Plan", 03/2009 – Webinar
- ❖ "Appraising Distressed Commercial Real Estate", 8/2009, Orlando, Florida
- ❖ "Appraisal Curriculum Overview", 02/2010, Orlando, Florida

APPRAISAL EDUCATION CONT'D.

- ❖ “Land, Condo & Subdivisions - Solutions for Hard to Value Assets” - Teleconference 03/2010
- ❖ “USPAP Update”, 06/2010, Daytona Beach, Florida
- ❖ “Florida Law Update”, 08/2010, Daytona Beach, Florida
- ❖ “Supervisor/Trainee Roles & Relationships”, 08/2010, Florida
- ❖ “Profiting from the new Estate Tax law”, 5/2011, Webinar
- ❖ “Appraising the Appraisal”, 1/2012, Orlando, Florida
- ❖ “Business Practices and Ethics”, 3/2012, Orlando, Florida
- ❖ “USPAP Update”, 3/2012, Orlando, Florida
- ❖ Spotlight on USPAP – Hypothetical Conditions & Extraordinary Assumptions, 2012
- ❖ Spotlight on USPAP – Common Errors and Issues & Workfiles, 2012
- ❖ Florida Law Update, 2012
- ❖ IRS Valuation – AI Webinar, 2012
- ❖ 2012 Financial Crimes Symposium, Florida DBPR
- ❖ 2013 Central Florida Real Estate Forum, September 2013
- ❖ Commercial Bankruptcy Webinar-Appraisal Institute, 4/2013
- ❖ Insurable Value Webinar-Appraisal Institute, 10/2013
- ❖ USPAP Update, Orlando, FL, 2/2014

APPRAISAL REPORTS PREPARED IN THE FOLLOWING COUNTIES

Volusia, Flagler, Brevard, St. John's, Nassau, Clay, Putnam, Seminole, Lake, Orange, Dade, St. Lucie, Polk, Alachua, Suwannee, Hamilton, Lafayette, Levy, Hernando, Citrus, Pinellas, Franklin, Marion, and Sarasota.

TYPES OF APPRAISAL ASSIGNMENTS

Vacant land and acreage, subdivisions, mobile home parks, luxury condominium apartment projects, motels/hotels, banking facilities, warehouses, industrial, rental apartment projects, retail stores, shopping centers, office buildings, gas station/convenience stores, restaurants, churches, manufacturing plants, moving and storage facilities, golf courses and country clubs, campgrounds and recreation areas, mini-warehouse storage facilities, condemnation, litigation and market/feasibility studies.

PURPOSES OF APPRAISALS

Financing, acquisition or disposition, insurance purposes, governmental acquisition (for both acquiring authorities and property owners), eminent domain proceedings (for both condemning authorities and property owners), litigation, estate tax purposes and estate planning.

EXPERT WITNESS QUALIFICATION

Qualified and accepted as an expert to give opinion testimony on real estate valuation in Circuit Courts in Volusia, Flagler, Brevard, St. Johns, Citrus, and Suwannee Counties, in Federal Bankruptcy Court in Orlando and Jacksonville, Florida and in Federal Tax Court in Tampa, Florida.

PARTIAL LIST OF CLIENTS

Government Agencies

- | | |
|--|--------------------------------|
| ❖ Florida Department of Transportation | ❖ Halifax Health |
| ❖ Florida Department of Environmental Protection | ❖ City of Daytona Beach |
| ❖ Florida Department of Forestry | ❖ City of Daytona Beach Shores |
| ❖ Florida Department of Management Services | ❖ City of Holly Hill |
| ❖ Florida Inland Navigation District (FIND) | ❖ City of Ormond Beach |
| ❖ Flagler County | ❖ City Of Palm Coast |
| ❖ Flagler County School Board | ❖ City of Port Orange |
| ❖ County of Volusia | ❖ City of South Daytona |
| ❖ Volusia County School Board | ❖ Ponce de Leon Port Authority |

Banks and Financial Institutions

- | | |
|----------------------------|-----------------------------|
| ❖ Independent Bankers Bank | ❖ Regions Bank |
| ❖ Bank of America | ❖ Florida Community Bank |
| ❖ BB&T | ❖ SunTrust Bank |
| ❖ Compass Bank (CBRE) | ❖ Surety Bank |
| ❖ Fifth Third Bank | ❖ East Coast Community Bank |
| ❖ Florida Capital Bank | ❖ Wachovia Bank |
| ❖ Prosperity Bank | ❖ Floridian Bank |

Individuals

- ❖ Attorneys
- ❖ Insurance Agents
- ❖ Mortgage Bankers/Brokers
- ❖ Real Estate Investors & Developers

Businesses/Corporations

- ❖ Florida Power and Light
- ❖ Attorneys Title Insurance Fund
- ❖ West Volusia Hospital Authority
- ❖ United Parcel Service
- ❖ Port Orange Riverwalk
- ❖ Daytona Beach News Journal
- ❖ Ticor Title Insurance
- ❖ CIA Developers
- ❖ Vanguard Realty
- ❖ Halifax Health

CONTINUING EDUCATION REQUIREMENT

The Appraisal Institute conducts a program of continuing education for its designated members. Members who meet the minimum standards of this program are awarded periodic educational certification. I, Alfred A. Hamilton, have completed the requirements under the continuing education program of the Appraisal Institute.

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AC#651862 **STATE OF FLORIDA**
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD **SEQ# L12103103797**

DATE	BATCH NUMBER	LICENSE NBR
10/31/2012	128138889	RZ714

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

HAMILTON, ALFRED A
4606 S CLYDE MORRIS BLVD
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PORT ORANGE FL 32129-7454

RICK SCOTT GOVERNOR KEN LAWSON SECRETARY

DISPLAY AS REQUIRED BY LAW