

APPRAISAL QUALIFICATIONS OF ANTHONY P. GIRASOLE, MAI

President of Girasole Appraisal, a full-service real estate appraisal and consulting company, based in Lewiston, New York.

PROFESSIONAL RELATED EXPERIENCE

5/2012 – Present President, Girasole Appraisal, Lewiston, New York
8/2010 – 3/2012 Principal, Brisbane Consulting Group, LLP, Buffalo, New York
5/1997 – 8/2010 President, Girasole Appraisal Company, Inc., Niagara Falls, New York
6/1988 - 4/1997 Vice President, Girasole Appraisal Company, Inc.,
Niagara Falls, New York
1/1987 - 6/1988 Residential Appraiser, Orange County Property Appraiser's Office,
Orlando, Florida
5/1984 - 1/1987 Property Manager, Various Large Apartment Complexes,
Orlando, Florida

EDUCATION

Attended State University of New York at Delhi
Majored in Business Administration

MEMBERSHIP

- MAI, Appraisal Institute (President of Upstate NY Chapter '11)
- New York State Appraisal Board ('11-current)
- NYS Society of Real Estate Appraisers (President '11, Secretary/Treasurer '10, Governor, '97-'01 and '06-'09)
- Niagara County, Erie County Assessors Associations

STATE CERTIFICATION

New York State Certified General Real Estate Appraiser, Certification No. 46-000004030

APPROVED APPRAISER

- U.S. Department of Veterans Affairs, Fee Appraiser

EXPERT WITNESS

Qualified as an expert witness for Supreme Court (various counties), Court of Claims, Surrogate Court and Small Claims Court in New York State. Has also appeared before various municipal tax assessment boards and Zoning Boards of Appeal.

CLIENTS

Girasole Appraisal has a diverse real estate appraisal client base, including various professionals such as:

- Attorneys
- Accountants
- Engineers
- Local, state and federal government agencies
- School districts and various municipalities
- Not-for-profit organizations,
- Individuals
- Realtors

A client list can be provided upon request.

PUBLICATION

Appraisal Institute - Valuation, Insight and Perspectives (First Quarter 1999, Volume 4, Number 1) "The Lesson of Love Canal" (reprinted in "Valuing Contaminated Properties, An Appraisal Institute Anthology" 2002). A discussion of experiences from valuing properties at the infamous contamination site and lessons learned.

APPRAISAL EDUCATION

Appraisal Institute

- 2009 – Valuation of Conservation Easements
- 2006 – Advanced Sales Comparison and Cost Approaches
- 2006 – Highest & Best Use and Market Analysis
- 2003 – Advanced Income Capitalization
- 1997 - Advanced Applications
- 1997 - Report Writing
- 1994 - Standards of Professional Practice, Parts A & B
- 1992 - Capitalization Theory and Techniques, Part B
- 1992 - Capitalization Theory and Techniques, Part A
- 1991 - Applied Residential Property Valuation

American Institute of Real Estate Appraisers (AIREA)

- 1988 - Standards of Professional Practice
- 1987 - Real Estate Appraisal Principals (challenged course)

Society of Real Estate Appraisers

- 1982 - An Introduction to Appraisal Real Property

APPRAISAL EDUCATION (Continued)

International Association of Assessing Officers (I.A.A.O.)

1988 - The Appraisal of Land

1987 - Income Approach to Valuation

1987 - Fundamentals of Real Estate Appraising

Other 1994 - The Appraisers Role as an Expert Witness, IFA

1992 - Applied Income Property Appraising, Roanoke School

SEMINARS

2020 - Artificial Intelligence, AVMs, and Blockchain: Implications for Valuation

2019 – NYSSREA Fall Conference

2019 - National USPAP Update Course

2019 – Real Estate Seminar

2019 - Case Studies in the Valuation of Upstate New York Real Estate

2019 – Supporting Adjustments with the Three Adjustments

2018 - National USPAP Update Course

2017 – NYSSREA Fall Conference

2017 - Case Studies in the Valuation of Upstate New York Real Estate

2017 – Adjustment Support for Residential Appraisers

2017 – The FHA Handbook 4000.1

2017 - National USPAP Update Course

2016 – Supervisor-Trainee Course

2016 – Reviewing Residential Appraisals

2016 - Business Practices and Ethics

2011 – Business Practices and Ethics

2011 – Evaluating Residential Construction

2016 - National USPAP Update Course

2015 - Case Studies in the Valuation of Upstate New York Real Estate

2014 – FHA and the Appraisal Process

2014 - National USPAP Update Course

2014 – Stop Appraisal Complaints in Their Tracks

2014 – Case Studies in Appraising Green Residential Buildings

2012 – National USPAP Update Course

2012 - Case Studies in the Valuation of Upstate New York Real Estate

2011 – The New Uniform Mortgage Dataset Program

2011 – NYSAA Annual Seminar on Assessment Administration

2011 – Gas Leases

2011 – Mineral Rights Valuation

2011 – Valuation and Market Perspectives

2011 – Case Studies in the Valuation of Upstate New York Real Estate

2011 – Valuation and Market Perspectives

2010 – NYSSREA Fall Conference

SEMINARS (Continued)

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| 2010 - Evaluating Residential Construction | 2008 – Case Studies in the Valuation of Upstate New York Real Estate |
| 2010 – NYSAA Annual Seminar on Assessment Administration | 2007 – NYSAA Annual Seminar on Assessment Administration |
| 2010 – National USPAP Update Course | 2007 – NYSSREA Fall Conference |
| 2010 – Case Studies in the Valuation of Upstate New York Real Estate | 2007 – Case Studies in the Valuation of Upstate New York Real Estate |
| 2010 - Evaluating Residential Construction | 2007 – Liability Management for Residential Appraisers |
| 2009 – NYSSREA Fall Conference | 2006 – NYSAA Annual Seminar on Assessment Administration |
| 2009 – National USPAP Update Course | 2006 – Flipping and Fraudulent Flipping of Real Estate in Buffalo, New York |
| 2009 – Microsoft Excel for Appraisers | 2006 – Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) |
| 2009 – NYSAA Annual Seminar on Assessment Administration | 2006 – National USPAP Update Course |
| 2009 – Fannie Mae 2009 Selling Guide Updates Webinar | 2006 – Case Studies in the Valuation of Upstate New York Real Estate |
| 2009 – IRWA Summer Symposium | 2006 – IRWA Summer Symposium |
| 2009 – Residential Development: Valuation Trends, Issues, Challenges | 2006 – NYSSREA Fall Conference |
| 2009 – Case Studies in the Valuation of Upstate New York Real Estate | 2005 – NYSAA Annual Seminar on Assessment Administration |
| 2009 – Fannie Mae Selling Guide Updates | 2005 – Case Studies in the Valuation of Upstate New York Real Estate |
| 2009 – The New Residential Market Conditions Form | 2005 – Mortgage Fraud and Real Estate Valuation |
| 2009 – The Real Implications of the HVCC on Appraisers and Lenders | 2005 – Professional’s Guide to the Uniform Residential Appraisal Report |
| 2009 – The Real Implications of the HVCC on Appraisers and Lenders Webinar | 2005 – Business Practices and Ethics |
| 2008 – NYSAA Annual Seminar on Assessment Administration | 2005 – Niagara Falls, New York: A City in Transition & Walking Tour |
| 2008 – National USPAP Update Course | 2005 – NYSSREA Fall Conference |
| 2008 – NYSSREA Fall Conference | |
| 2008 – Valuation of Religious Facilities | |

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SEMINARS (Continued)

- 2004 – National USPAP Update Course
- 2004 – NYSSREA Fall Conference
- 2004 – NYSAA Annual Seminar on Assessment Administration
- 2003 – Property Defects and Real Estate Issues
- 2003 – Case Studies in the Valuation of Upstate New York Real Estate
- 2003 – Economic Prognosis of Cattaraugus County
- 2003 – Crossing the Line – Home Mortgage Fraud
- 2003 – Land Valuation Assignments
- 2003 – NYSSREA Fall Conference
- 2003 – NYSAA Annual Seminar on Assessment Administration
- 2002 – The Consequences of Over Appraising Residential Properties
- 2002 – Valuation Modeling (AVM)
- 2002 – NYSSREA Fall Conference
- 2002 – NYSAA Annual Seminar on Assessment Administration
- 2002 – Case Studies in the Valuation of Upstate New York Real Estate
- 2002 – Niagara Falls, New York: A City in Transition
- 2002 – Changes to the 2001 Edition of USPAP
- 2001 – NYSSREA Fall Conference
- 2001 – NYSAA Annual Seminar on Assessment Administration
- 2000 – Urban and Suburban Sprawl in the Greater Rochester Area
- 2000 – NYSAA Annual Seminar on Assessment Administration
- 1999 – 1999 Changes to USPAP
- 1999 - General Demonstration Report Writing Seminar
- 1999 - FHA and the Appraisal Process
- 1999 - Standards of Professional Practice, Part C
- 1999 – NYSSREA Fall Conference
- 1999 – NYSAA Annual Seminar on Assessment Administration
- 1998 - The Proper Application of the Marshall & Swift Residential Cost Manual
- 1998 - Eminent Domain & Condemnation Appraising
- 1998 – NYSSREA Fall Conference
- 1997 – Property Value Studies in Relation to Community Residences
- 1997 – NYSSREA Fall Conference
- 1997 - Special Purpose Properties: The Challenges of Appraising in Limited Markets
- 1996 – NYSSREA Fall Conference
- 1996 - Medical Office Buildings and Condominiums
- 1996 - Environmental Risk and the Real Estate Process
- 1996 - Alternative Residential Reporting Forms
- 1996 - Special Purpose Properties: The Challenges of Appraising in Limited Markets
- 1995 - Real Estate Evaluation and the Appraisal

SEMINARS (Continued)

1994 - The Appraiser as an Expert Witness

1994 - Standards of Professional Practice, Part A&B

1994 - Understanding Limited Appraisals

1994 - Subdivision Analysis

1993 - Changing Real Estate Market of the 90's

1992 - Value Trends for Small Income Properties

1991 - Rate Extraction

1990 - General Certification Review

1988 - Standards of Professional Practice

1984 - Management and Supervision: Practical Landlord and Tenant Law