

QUALIFICATIONS OF ROBERT J. VERTALKA, MAI, SRA

EMPLOYMENT

*1971 to
present:*

Independent fee appraiser completing assignments for various lenders, business entities, governments and individuals. Appraisal services completed for various purposes: absorption study, acquisition, appraisal review, condemnation, conservation easement, construction inspection, disposition, dispute resolution, easement analysis, eminent domain, financial work-out, federal bankruptcy, foreclosure, insurance, leased fee interest, leasehold interest, litigation support, market analysis, mortgage, partial interest, right of way and tax appeal. Responsibilities include appraising all types of properties, including but not limited to: adult foster care, airplane hangar, antique mall, apartment complex, automobile dealership, banking/financial center, bowling alley, car wash, child development center, church, condominium, convenience store, dry cleaner, elks lodge, foster care center, funeral home, furniture store, fraternity/sorority, gas station, golf course, greenhouse/garden center, grocery store, hair salon, high-end residential, hospital, hotel, ice skating rink, industrial building, lumber company, meat packing company, medical facility, medical/dental office, mixed use property, mobile home park, motel, moving & storage company, multi-family development, nursing home, office, office condominium, parking facilities, pole barn, recycling center, refinery, restaurant (fast-food, casual, fine-dining), retail, sand & gravel pit, school, self storage complex, shopping center, strip mall, student rental, subdivision, surgical center, truck terminals, turf farm, two to four family home, vacant land, veterinary clinic, warehouse facility.

PROFESSIONAL MEMBERSHIPS

1973 Licensed Real Estate Broker, State of Michigan.
1978 Member: American Bar Association, State Bar of Michigan and Ingham County Bar Association.
1984 SRA designation of Society of Real Estate Appraisers.
1990 MAI designation of American Institute of Real Estate Appraisers.
1991 Licensed Certified Real Estate Appraiser, State of Michigan, Department of Labor & Economic Growth, Licensing Division, P.O. Box 30018, Lansing, MI 48909.
1991-01 Delta Township Taxing Board of Review Member.

*1984 to
present* Held various offices in the Lansing Chapter Society of Real Estate Appraisers, now Appraisal Institute, from Director to President. Serves on various committees from admissions to professional practice.

*1990 to
present* Held various offices in the Great Lakes Chapter of the Appraisal Institute, including director, secretary, treasurer, first vice president, vice president and 2001 president.

QUALIFICATIONS OF ROBERT J. VERTALKA, MAI, SRA (continued)

EDUCATIONAL HISTORY

- 1971 Bachelor of Arts, Michigan State University; course work in real estate law and related subjects.
- 1972 University of Michigan: Real Estate Business I, Appraisal I, Appraisal II. Condominium Investment and Development seminar in New York.
- 1973 American Institute of Real Estate Appraisers: Appraisal I-A, I-B, waived exam, Appraisal VIII, AIREA.
Oakland University: Real Estate Business II.
University of Michigan: Real Estate Business III.
- 1974 University of Michigan: Real Estate Selling Methods.
Society of Real Estate Appraisers: Feasibility Analysis Seminar.
- 1978 American Institute of Real Estate Appraisers: Appraisal II.
Juris Doctor, Thomas M. Cooley Law School.
- 1985 Society of Real Estate Appraisers (Purdue University): Instructors Seminar.
- 1987 Society of Real Estate Appraisers: Course 201, Principles of Income Property Appraising, Attendance at Annual Convention (Montreal), 16 recertification credits.
- 1988 American Institute of Real Estate Appraisers (Traverse City, Michigan) Standards of Professional Practice; Waiver exam 1A-2, Basic Valuation Principals; Waiver exam 1A-1/81, Real Estate Appraisal Principals; Waiver exam 1B-A, Capitalization Theory & Techniques Part I; Waiver exam 1B-B, Capitalization Theory & Techniques Part II. (University of North Carolina) Course 2-1, Case Studies in Real Estate Valuation; Course 2-2, Valuation Analysis & Report Writing.
- 1989 MAI Designation, American Institute of Real Estate Appraisers.
- 1990 Society of Real Estate Appraisers, Instructor - Intensive 101 Course, Kellogg Center, Michigan State University, East Lansing, Michigan.
- 1991 National Association of Realtors, Instructor - Residential Appraisal Education Program.
- 1992 National Association of Realtors, Instructor - Residential Appraisal Education Program.
- 1993 The Appraisal Institute: Reviewing Appraisals Seminar; Americans with Disabilities Act Seminar.
- 1994 The Appraisal Institute, Instructor - Intensive Course 120.
- 1995 Litigation and Expert Witness, Troy, Michigan.
Electronic Data Interchange Seminar, Toledo, Ohio.
- 1997 Proposed changes in Uniform Standards of Professional Appraisal Practice (USPAP).
- 1998 Tax and Financial Planning After the Tax Reform Act; Standards of Professional Appraisal Practice, Part C; Fair Lending and the Appraiser, Chicago, Illinois; Legislative Affairs Affecting the Appraisal Profession; Automated Valuation Models.
- 1999 Attacking and Defending an Appraisal in Litigation; Economic Trends and Forecasts; Executive Summit on Appraisal Issues.
- 2000 Changes in State Licensing Requirements.
- 2001 Internet Literacy.
- 2003 The Appraisal Institute: (Austin, Texas) Real Estate Fraud - The Appraiser's Responsibilities and Liabilities; The Road Less Traveled - Special Purpose Properties.

QUALIFICATIONS OF ROBERT J. VERTALKA, MAI, SRA (continued)

EDUCATIONAL HISTORY (continued)

- 2004 The Appraisal Institute: (Toronto, Canada) Case Studies and Valuations for Financial Reporting; Trends in Institutional Real Estate; Analyzing Distressed Real Estate; GIS Applications of Retail Gravity Model.
- 2005 International Right of Way Association Fall Seminar, 12 hours continuing education credits, Traverse City, Michigan.
- 2006 State of Michigan - Co-development and Co-authored Easement Acquisition Presentation for County Drain Commissioners. Valuation and Litigation Services Special Interest Group kick-off.
- 2008 Michigan Appraiser Law Update. Michigan Real Estate Appraisers Regulatory Information. The Appraisal Institute: Online 7 hour National USPAP Equivalent Course; Environmental Issues for Appraisers; Online Real Estate Appraisal Operations Course.
- 2009 The Appraisal Institute: Appraisal Curriculum Overview; Business Practices and Ethics.
- 2010 7 hour National USPAP Update, Chicago, Illinois.

PROFESSIONAL AFFILIATIONS AND EXPERIENCE

1984 to

present: Attended various Appraisal Chapter meetings, seminars and courses, including Continuing Educational Requirements for State Appraiser License and Broker's License.

Testified as an Expert Witness in various courts, including but not limited to: Clare County Circuit Court, Clinton County Circuit Court, Eaton County Circuit Court, Ingham County Circuit and Probate Courts, Gratiot County Circuit Court, Shiawassee County Circuit Court, U.S. Bankruptcy Court, Western District.