

PROFESSIONAL QUALIFICATIONS

John C. Carlson
Certified General Real Estate Appraiser
California Certificate No.: AG009119
Expiration Date: March 7, 2011

Business Name and Address:

John C. Carlson Real Estate Appraisals
556 No. Diamond Bar Blvd. Suite 308
Diamond Bar, CA 91765
Voice Phone No.: 909-861-6186
FAX Phone No.: 909-861-3426
Web Site: www.jccrea.com
E-Mail Address: john@jccrea.com

Business:

1981 to Present: Independent Fee Appraiser

I have maintained an independent fee real estate appraisal practice continuously since 1981. I was Previously involved in the Savings and Loan industry as a Supervisory Appraiser and a Loan Officer from 1978 to 1981; 31 years total experience as a real estate appraiser and valuation expert. My practice is involved in both real estate appraisal and consulting for lenders, corporations, attorneys, CPA's and municipalities. I also have Expert Witness & trial testimony experience

Professional Memberships:

Associate Member of the Appraisal Institute
Associate Member of the Certified Fraud Examiners

Appraisals Performed:

Specializing in appraisals of Luxury Single Family Residential, Large Apartment Buildings, and Industrial Buildings. Other property types that I have appraised include:

- Existing and Proposed Single Family Residences (Including Luxury Homes)
- Existing Residential Condominium Units
- Existing Residential within Planned-Unit-Developments (P.U.D.'s.)
- Apartments (Existing and Proposed)
- Proposed Single Family Tracts, Condominium Projects, and Apartment Projects.
- Office Buildings
- Industrial Buildings
- Commercial Condominiums
- Raw land and Subdivisions
- Highest and Best Use Analysis and Market Studies

Other Specialties:

- Litigation Valuations of Single Family Residences, Industrial properties and large Apartment Buildings.
- Litigation Support for Attorneys in pre-trial and trial situations.
- Expert Witness Testimony.
- Reviews of appraisals for lender support.
- Forensic reviews of Appraisals to determine deficiencies in appraisal reports and review appraisals for fraud.
- Property Tax Appeals for Single Family Residences, Vacant Land, Industrial Buildings and Apartment Projects.

General Appraisal Local:

Los Angeles and Orange Counties, West San Bernardino County and West Riverside County.

Partial List of College Level Courses and Professional Education

The Technical Inspection of Real Estate – The Beckman Company
Appraisal Principals, Methods and Techniques
Capitalization Theory and Techniques, Parts A & B
Real Estate Fraud & the Appraisers Role
Appraisal of Manufactured Homes
Common Complex Properties
Real Estate Principals
Legal Aspects of Real Estate
Residential Real Estate Appraisal Course VIII
Construction Cost Estimation
Real Estate Math
Scope of Work – Expanding your Range of Services
Appraisal Consulting – A Solutions Approach for Professionals
Valuation Analysis for Home Mortgage Insurance
Avoiding Liability as a Commercial/Residential Appraiser

Government Clients

City of Diamond Bar
City of West Covina
City of Walnut
City of Chino Hills

Financial Institution Clients

Alliance Bank
Bank of America
Wells Fargo Bank
1st Enterprise Bank
Preferred Bank
California Bank and Trust
United National Bank
Chino Commercial Bank\
First Republic Bank
Foothill Independent Bank
La Jolla Bank
Downey Savings
City National Bank
Chang Hwa Commercial Bank, Ltd.

Litigation, Attorney and CPA Clients

Mr. Nigel Bonny Esq. - Foundation of Real Estate Appraisers - CEO & General Counsel
Law Offices of Mr. William Harvey – Diamond Bar, CA
Law Offices of Mr. Harry Seese – Covina, CA
Law Offices of Mr. Daniel McMeekin – Covina, CA
Law Offices of Ms. Janice Brady-Martindale – Covina, CA
Law Offices of Mr. Amil Roth – Los Angeles, CA
Law Offices of Ms. Lynn Chao – Rowland Heights, CA
Law Offices of Mr. David Bow Wu – Los Angeles, CA
Law Offices of Mr. Glen A. Besnyl – Diamond Bar, CA
La Jolla Law Group – Mr. Brien O’Meara - San Diego, CA
Law Offices of John C. Long – Glendora, CA

Special Functions:

Contributing appraiser to the Real Estate Research Council of Southern California
College of Business Administration, Finance, & Real Estate Department
California State Polytechnic University, Pomona (Cal Poly – Pomona)
Executive Director: Dr. Michael Carney, Professor of Finance and Real Estate

Have conducted bi-annual appraisals of four properties for the Research Council price survey for the past 12 years.

Major Appraisal Assignments

- ◆ Proposed construction - 9,000 SF Residence – Brentwood, CA.
- ◆ Proposed construction - 22,000 SF Residence on 7 Acres with 1 million gallon refrigerated trout pond – Bradbury, CA.
- ◆ Existing 9,500 SF Residence – San Marino, CA
- ◆ 10,000 SF luxury residence with cantilevered tennis court overlooking Riviera Golf Course & Country Club – Santa Monica, CA
- ◆ Existing 12,500 SF Historical Residence – Arroyo Seco Area of Pasadena
- ◆ 500 Unit Apartment Project – Corona, CA
- ◆ 300,000 SF Industrial Building – Casablanca Fan Co., Industry, CA
- ◆ Litigation Valuation, Expert Witness & Trial Testimony - Retrospective Date of Value – old Industrial Building in the Produce District in Downtown area - City of Los Angeles, CA
- ◆ 13,000 SF Luxury Home on 3+ Acres – Chino Hills, CA
- ◆ Proposed Construction – 3,800 SF “Mid-Century Modern” style residence in Crestwood Hills area of Brentwood, CA
- ◆ Conversion of 44,000 SF Industrial Condominium into two 22,000 SF Condominium Units – Santa Ana, CA
- ◆ Proposed construction - 6,500 SF luxury home on 2-acre view site – West Covina, CA
- ◆ Proposed construction - 6,500 SF Luxury Home in Glendora, CA
- ◆ 10,500 SF waterfront luxury home under construction in Canyon Lake, CA
- ◆ Litigation Valuation – 3 Retrospective Dates of Value – Single Family Residence – San Dimas, CA
- ◆ Litigation Valuation – 2 Retrospective Dates of Value – Single Family Residence – Walnut, CA
- ◆ 27,000 SF + Luxury Single-Family Residence – 2.5 Acre Site – “The Country Estates” – Diamond Bar, CA
- ◆ 300+ Unit Self Storage Facility near Ontario International Airport - Ontario, CA

**LENDER, CLIENT AND ATTORNEY REFERENCES FOR
John C. Carlson – Certified General Real Estate Appraiser
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1. Mr. Nigel Bonny Esq.
FREA CEO & General Counsel
Foundation of Real Estate Appraisers
4907 Morena Boulevard Suite 1415
San Diego, CA 92117
858-483-2490
2. Downey Savings
3501 Jamboree Road
Newport Beach, CA 92660
Mr. Herb Cuesta, Chief Appraiser
(949)-854-3100
3. Wells Fargo Bank
707 Wilshire Blvd. 11th Floor
Los Angeles, CA 90017
Mr. Douglas Nason
Vice President & Regional Appraisal Manager
(213) – 614- 4902
4. California Bank and Trust
400 20th Street #210
Oakland, CA 94612
Mr. Alex Gilbert
Vice President and Senior Residential
Appraiser
(510) – 419-1856
5. First Republic Bank
1888 Century Park East
Suite 1600
Los Angeles, CA 90067-1733
Mr. Steve Feller
Managing Director of Construction Lending
(310) – 203-8177
6. Union Bank of California
Appraisal Department
145 South State College Blvd.
Suite 600
Brea, CA 92821
Ms. Julia Rias, SRA, Assistant Vice President
(714) – 990-7377
7. 1st Enterprise Bank
818 West 7th Street
Los Angeles, CA 90017
Mr. Jeff McGraa
Executive Vice President & Chief Credit
Officer
213-430-7030
8. Preferred Bank
601 S. Figueroa Street
20th Floor
Los Angeles, CA 90017
Mr. John Nixon
First Vice President
213-891-1188 EXT 514
9. John C. Long
Attorney-at-Law
The Law Offices of John Charles Long
150 East Meda Avenue, Suite 220
Glendora, California 91741-2624
626-335-4755
10. Mr. William P. Harvey
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556 N. Diamond Bar Blvd.
Suite 300
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909-860-3200
11. Mr. Glenn A. Besnyl
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750 N. Diamond Bar Blvd.
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12. Mr. Ron Smith
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13. Mr. Brien J. O’Meara
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