

QUALIFICATIONS OF ATOM LEVI, MAI, SRA, ASA

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EDUCATION

COLLEGE:

1995. Bachelor of Arts (BA). Business Administration. National University, Sacramento, California.

1974. Associates in Arts (AA). Real Estate/Business. College of the Sequoias, Visalia, California.

1973. California Real Estate Certificate. Issued jointly by College of the Sequoias, California Division of Real Estate and the California Real Estate Association.

APPRAISAL/VALUATION: (Please see notes below)

COURSES COMPLETED:

	<u>Year</u>
The Appraiser as an Expert Witness: Preparation and Testimony. Course 700GRE	2010
7-Hour National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course. Course I400	2010
Condemnation Appraising: Principles & Applications. Course 715GRE	2009
General Market Analysis and Highest and Best Use. Course N400G	2009
Uniform Standards of Federal Land Acquisition: Practical Applications (The "Yellow Book")	2006
Business Practices And Ethics Course I1420N	2006
7-Hour National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course. Course I400	2006
7-Hour National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course. Course OL400	2005
National Uniform Standards of Professional Appraisal Practice (USPAP) Course 400	2004
Standards of Professional Practice (USPAP) Course 410, Part A	2004
National Uniform Standards of Professional Practice (USPAP) Course 400	2003
Business Practices And Ethics Course 420	2003
Standards of Professional Practice (SPP-C) Course 430	1999
Standards of Professional Practice (SPP-B) Course 410	1996
Standards of Professional Practice (SPP-B)	1993
* Standards of Professional Practice (SPP)	1990
* Market Analysis X	1986
* Industrial Valuation VII	1985
* Rural Valuation VIII	1981
* Investment Analysis IV	1981
* Advanced Capitalization II	1974
* Capitalization 1-B	1973
* Introduction 1-A	1971

SEMINARS COMPLETED:

Evaluating Commercial Construction	2009
Residential Market Conditions: Using FNMA Form 1004MC	2009
2009 Economic Forecast	2009
2008 Summer Conference	2008
Summer Conference: Commercial Business Practices, Bonds, Confidentiality	2006
Current Issues & Misconceptions In Appraising / The Essentials-What Every Appraiser Should Know	2004
Effective Appraisal Writing	2004
Land Valuation Adjustment Procedures & Land Valuation Assignments	2003
Case Studies In Commercial Highest and Best Use	2002
Real Estate Value Cycles – AI Course 739	2001
Federal and State Laws and Regulations Workshop	1999
Spring Seminar: Automated Valuation, Mello Roos, State Stat. Data, and Digital Photos. (Mr. Levi was one of the presenters)	1998
Federal and State Laws and Regulations Workshop	1996
Understanding Limited Appraisals and Appraisal Reporting Options: Residential HUD Reporting	1995
Appraisal Reporting of Complex Residential Properties	1993
Subdivision Analysis	1993
* Feasibility Analysis & Highest and Best Use Non-Residential Properties	1989
* Regression Analysis in the Sales Comparison Approach	1989
* Rates, Ratios and Reasonableness	1989
* Money Market and its Impact on Real Estate	1989
* New FHLBB (Federal Home Loan Bank Board) Appraisal Policies and UCIAR Appraisal Form	1988
! FHLBB (Federal Home Loan Bank Board) Regulation R-41c	1986
* Residential Appraisal (and FNMA)	1981
* Comprehensive Overview of the Hotel/Motel Industry	1981
* Market Analysis – The Key to Feasibility	1977
* Tools & Techniques for Land Analysis	1976
* Residential Appraisal (and FNMA)	1974
* Feasibility Analysis	1972

NOTES: Appraisal Education: * = by former AIREA ! = by former SREA Not marked = Appraisal Institute

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EDUCATION - CONTINUED

STATE OF CALIFORNIA:

Board of Equalization, Assessment Standards Division, Course No. 5
Successfully passed qualifying examination for State of California Probate Referee

PROFESSIONAL DESIGNATIONS EARNED

APPRAISAL INSTITUTE (AI):

The Appraisal Institute was created as of 01/01/1991 by merger of the former American Institute of Real Estate Appraisers (AIREA) and the Society of Real Estate Appraisers (SREA)



MAI - Designated December 14, 1983.

The Appraisal Institute conducts a program of continuing education for its designated members. Mr. Levi has completed the requirements under the continuing education program of the Appraisal Institute.



SRA - Senior Residential Appraiser. Designated November 13, 1978.

Prior to the 01/01/1991 starting date of the Appraisal Institute, Mr. Levi held the RM (Residential Member) designation (Membership No. 1184) of the American Institute of Real Estate Appraisers.

AMERICAN SOCIETY OF APPRAISERS (ASA):



ASA - Accredited Senior Member. Designated in Urban Real Estate, February 20, 1980.

The American Society of Appraisers conducts a mandatory Recertification Program of continuing education for its designated members. Mr. Levi has completed the requirements of the continuing education program and is presently certified through February 20, 2012.

CALIFORNIA STATE LICENSES

Certified General Real Estate Appraiser. Certificate AG001761, since 12/10/1991. Certificate expires 04/14/2012.
Real Estate Broker since 1976. License expires 04/20/2012

OTHER AFFILIATIONS

Member – Sacramento County Board of Realtors
Member – Sutter/Yuba Board of Realtors
Member – State and National Association of Real Estate Boards

PROFESSIONAL ASSIGNMENTS (PARTIAL LISTING)

Appraisals, feasibility studies, depreciation analysis, and/or consultations for existing/proposed:

Apartment Complexes	Mini-Storage Facilities	Residential: Subdivisions
Automobile Dealerships	Mixed-Use Developments	Residential: Condominiums
Automobile Repair Facilities	Marinas	Restaurants (sit down and fast food)
Bed and Breakfast Establishments	Mobile Home Parks	Retail Stores
Car Washes	Mobile Home Subdivisions	RV Parks
Commercial Lots	Motels	Shopping Centers
Community Care Facilities	Office Buildings	Special Purpose Properties
Convenience Stores Without Fuel	Office Condominiums	Truck Washes
Convenience Stores With Fuel	Office Planned Unit Developments	Vacant Acreage and Lots
Hotels	Rehabilitation Projects	Veterinarian Hospitals
Industrial Buildings	Residential: Planned Unit Developments	Warehouses
Indoor Shooting Ranges	Residential: Single Family Residences	

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APPRAISAL AND BUSINESS EXPERIENCE

Sept. 1, 1989 – Present Founder and President A.L. Appraisal Co., Sacramento, California.
1975 – Aug. 30th 1989 Founder and President A.L. Appraisal Co., Bakersfield, California.
1974 – 1975 Independent appraiser with the firm of Phil Wolf, MAI, Palo Alto, California
1971 – 1974 Manager and partner with Central Sales, Inc. (a marketing arm for a new housing contractor) and independent appraiser, Visalia, California

Qualified Expert Witness in California Superior Court (Kern County).

Qualified Expert Witness in U.S. Bankruptcy Court Northern District of California (Kern County).

Qualified Expert Witness in U.S. Bankruptcy Court Central District of California (Los Angeles County).

PARTIAL LISTING OF APPRAISAL CLIENTELE

CORPORATIONS

Cambridge Filter Corporation, Syracuse, New York
Church of Jesus Christ of Latter Day Saints, San Carlos, California
Del Monte Corporation
Homequity Relocation Corporation
Kerr-McGee Corporation, Oklahoma City, Oklahoma
Merrill Lynch Relocation Management, Inc., Newport Beach, California
Midas Muffler Corporation
Mono Power Co. Rosemead, California
Safeway Credit Union
SAFCO Title Insurance Corporation
Shriners Hospital For Crippled Children.
TICOR Relocation Management Company, San Francisco, California.

GOVERNMENT AGENCIES

California Veterans Administration (Cal-Vet)
Federal Housing Administration (FHA)
Federal National Mortgage Association
Kern County Property Management Department
Mexico Federal Government
Veterans Administration (VA)
U.S. Department of the Navy
U.S. Small Business Administration
U.S. Department of Agriculture
U.S. Postal Service
Federal Home Loan Bank Board Comptroller of the Currency
Federal Asset Disposition Association (FADA)
Federal Savings and Loan Insurance Corporation (FSLIC)
Resolution Trust Corporation (RTC)

LENDING INSTITUTIONS

American River Bank
Bank of America (various departments)
Bank of Lodi
Bank of The West
Butte Community Bank
Capital Valley Bank
Humbolt Bank
Imperial Bank
Gold River Bank
Wells Fargo Bank (various departments)

INTERNATIONAL & DEVELOPERS

Glory California/Japan Development Corporation, Japan
Global Development, Los Angeles, CA

FINANCE COMPANIES

Aetna Finance
Associates Financial Services Company
Beneficial Finance Company
Capital Thrift And Loan
CIT Finance Corporation
General Electric Credit Corporation
Household Finance Company
Norwest Financial Company

ATTORNEYS AND LAW FIRMS

BAKERSFIELD:

Dennis H. Beaver, Attorney
Law office of Norigega, Clifford, Jenkins, Stranton and Brown
Law offices of Byrum, Kimball, Carrick, Koontz & Crear
Law offices of Goldberg, Fisher, Randall, & Quirk

VISALIA:

McKinney and Hendrix

SACRAMENTO:

Law office of Thomas A. Nickens
The Law Firm of Kronick, Moskovitz, Tiedemann & Girard
Law Office of Phillip Bery

SAN FRANCISCO:

Law offices of Adams & Philipps

LOS ANGELES:

The Law Firm of Macdonald, Halsted and Laybourne
The Law Firm of Goldman, Gordon and Lipstone

SAN JOSE:

The Law Firm of Pillsbury, Madison & Sutro

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AUTHORSHIPS AND RESEARCH ACCOMPLISHMENTS

1. Appraisal Files, Management – Retrieval System, American Society of Appraisers, *VALUATION*, Vol. No. 25, No. One, July 1978.
2. Created under commission to the American Institute of Real Estate Appraisers, a national seminar covering the topic of *COMPONENT DEPRECIATION APPRAISING*, 1979-1980.
3. Accrued Depreciation in the Cost and Market Approaches, A Quick Method For Valuing and Reviewing, National Association of Review Appraisers and Mortgage Underwriters, *APPRAISAL REVIEW JOURNAL*, Spring Summer Edition, 1985.
4. Designer of over 40 laser printer commercial/apartment/vacant land appraisal forms and involvement with creation of a computer software package to replicate the forms on the laser printer. The product was produced and marketed by Microcomputer Consulting Services (MCS) of Richardson, Texas under the trade marked name THE COMMERCIAL APPRAISER, 1987-1988.
5. Provided in April 1990, 17 pages of written testimony to the Business and Professions Committee of the California State Legislature (through Senator Presley's Office) and verbally testified in April 1990 for appraiser licensing in the State of California, AB527.
6. Unattended Backup Without Leaving The Computer On, *THE REAMUG JOURNAL* (Real Estate Analysts Microcomputer Users Group), September, 1990, Vol. IX No.3. The REAMUG Journal, 948 Hilldale Avenue, Berkeley, CA, Mary J. Dum, Editor.
7. Qualitative Data, Databasing and Forecasting, *THE QUARTERLY BYTE*, Fall 1990, Volume 6, Number 4, American Institute of Real Estate Appraisers, Chicago, Illinois.
8. Qualitative Data, Its Use In Forecasting, American Society of Appraisers, *VALUATION*, Vol. No. 36, No. One, March, 1991.
9. Electronic Database Overview For Beginners, *THE QUARTERLY BYTE*, Summer 1991, Volume 7, Number 3, Appraisal Institute, Chicago, Illinois.
10. Seven-day Timer Takes Care of Daily Backup So you Don't Have To, *THE QUARTERLY BYTE*, Summer 1991, Volume 7, Number 3, Appraisal Institute, Chicago, Illinois.
11. R & R Writer For dBASE, a software review, *THE QUARTERLY BYTE*, Summer 1991, Volume 7, Number 3, Appraisal Institute, Chicago, Illinois.
12. Publisher, editor, and co-author with Stephen Davenport, Jr., attorney at law and Gary Mesmer, CPA of *The Independent Contractor/Appraiser Defense Guide*, a 100 page detail study of the independent contractor relationship as it deals with appraisers, February 1992. Published by New World Equities, Inc.
13. Producing Narrative Reports with UCIAR Forms Programs, *THE QUARTERLY BYTE*, Summer 1992, Volume 8, Number 3, Appraisal Institute, Chicago, Illinois.
14. What Could a Database Do for You?, *THE QUARTERLY BYTE*, Winter 1993, Volume 9, Number 1, Appraisal Institute, Chicago, Illinois.
15. Failure and Your FAT: Avoiding Hard Disk Corruption, *THE QUARTERLY BYTE*, Winter 1994, Volume 10, Number 1, Appraisal Institute, Chicago, Illinois.
16. The Technology Revolution Brings Appraisers to the Present and Beyond, *THE QUARTERLY BYTE*, Summer 1995, Volume 11, Number 3, Appraisal Institute, Chicago, Illinois.

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AUTHORSHIPS AND RESEARCH ACCOMPLISHMENTS - CONTINUED

17. One of the featured presenters June 16, 1996 at The American Society of Appraisers International Appraisal Conference in Toronto, Ontario, Canada. Mr. Mr. Levi's presentation regarded single family automated valuation modeling (AVM's), its concepts, concerns, problems, and advantages.
18. Mr. Levi is the principal designer of an automated valuation software package known as REASON[®], (Residential Evaluation/Appraisal Statistical Observation Navigator). The system had been licensed in 1995 for exclusive national marketing by PMI Mortgage Services, Co. PMI purchased the system in 1997. At the time of sale REASON[®], was capable of being used in 22 states and was being employed, in multiple states, by major lenders, including: Bank of America, Union Bank, and Bank of California.
19. Mr. Levi is the sole designer of commercial valuation/analysis production software known as *ValueWISE*[®] - Integrated Commercial Real Estate Appraisal System. The software streamlines the process and reduces the time required for the production of high quality commercial narrative appraisal reports. Among its benefits are sophisticated data analysis, absolute USPAP compliance, absolute internal consistency, and the presentation of large amounts of data in a reader friendly and usable format. Development began in 1999 and enhancements are on-going.
20. Risky Business, *THE REAMUG JOURNAL* (Real Estate Analysts Microcomputer Users Group), May-June, 2003, Vol. 22 No.3. The REAMUG Journal, 948 Hilldale Avenue, Berkeley, CA, Mary J. Dum, Editor. Article explores potential problems with electronic delivery of appraisal documents.
21. So You Want To Deliver Your Report Electronically And/Or On A CD/DVD Platter?, *THE REAMUG JOURNAL* (Real Estate Analysts Microcomputer Users Group), July-August, 2004, Vol. 23 No.4. The REAMUG Journal, 948 Hilldale Avenue, Berkeley, CA, Mary J. Dum, Editor. Article explores potential problems with electronic delivery of appraisal documents on CD/DVD platters and liabilities faced by appraiser.
22. Author of Practicing As An Appraiser When Everyone Wants To Sue You! Volumn I, a 60+ page study of the liability issues faced by appraisers and suggested solutions,. September 2004. Published by New World Equities, Inc.
23. The Paranoid Appraiser, *THE COMMUNICATOR MAGAZINE*, Issue 36, Winter 2005. The Communicator Magazine 4907 Morena Blvd. #1415, San Diego, CA 92117. Excerpts from of Practicing As An Appraiser When Everyone Wants To Sue You! Volumn I.
24. Protecting Yourself When Delivering Appraisal Documents Electronically (AKA Business Risk and/or Telling The Truth), *THE REAMUG JOURNAL* (Real Estate Analysts Microcomputer Users Group), May-June, 2005, Vol. 24 No.3. The REAMUG Journal, 948 Hilldale Avenue, Berkeley, CA, Mary J. Dum, Editor. Article presents an appropriate indemnification of appraiser by client(s) and intended user(s) due to requested electronic delivery of electronic documents.
25. THE BEAST, *THE REAMUG JOURNAL* (Real Estate Analysts Microcomputer Users Group), September-October, 2005, Vol. 24 No.5. The REAMUG Journal, 948 Hilldale Avenue, Berkeley, CA, Mary J. Dum, Editor. Article presents a discussion of total cost of ownership and benefits of a networked color copier/printer/scanner.
26. What We Do Matters, *REAL ESTATE VALUATION MAGAZINE ONLINE*, Fall 2009, Issue No. 98. *REAL ESTATE VALUATION MAGAZINE ONLINE*. editor@revmag.com. 315 Whitney Ave., Carriage House , New Haven, CT 06511 Phone: (203) 562-3159 • Fax: (203) 562-5481. Article presents a discussion of the current state of the residential real estate appraisal profession in the United States.