

**PROFESSIONAL QUALIFICATIONS
OF
TIM LANDES, SR/WA**

General Experience

Entered the real estate field in 1970, with specialization in eminent domain real estate appraising since 1971. Employed with the Maryland Department of Transportation as: Negotiator; Relocation Officer; Appraiser (eight years), and; Senior Review Appraiser (seven years). Independent appraiser, review appraiser and consultant in California since 1986.

Types of Property Appraised

Commercial retail/office, medical office, industrial, multi-family residential, single-family residential, subdivisions, agricultural, recreational and various special purpose properties. Experienced in eminent domain appraising, partial acquisitions, leasehold interests, easements, toxic contamination, railroad rights of way valuation. Appraisal review services for governmentally funded projects involving all property types.

Formal Education

- Master of Business Administration (MBA), 1982
Frostburg University, Frostburg, Maryland
- Bachelor of Arts, 1970
Virginia Polytechnic Institute, Blacksburg, Virginia

Specialized Education

Appraisal Institute Courses & Seminars

Standards & Ethics (USPAP)	January 2009, On-line Class
Condemnation Appraising: Advanced	March, 2008; Tucson, Arizona
Standards & Ethics (USPAP)	December 2006, On-line Class
Standards & Ethics (USPAP)	2005, Sacramento, CA
Support for Capitalization Rates	2004, Lake Tahoe, Nevada
Land Valuation Adjustments	2003, Lake Tahoe, Nevada
Appraisal Consulting	2002, Reno, Nevada
Corridors and Rights of Way	2002, Washington, DC
Valuation of Detrimental Conditions	2002, Jacksonville, Florida
Law & Value – Telecommunications & Corridor Valuation	2001, Sacramento, CA
Standards and Ethics	2001, Sacramento, CA
“The Master’s Class”	2000, Sacramento, CA
Report Writing	1989, Sacramento, CA
Case Studies	1989, Tempe, Arizona
Capitalization Theory (I-B)	1988, Sacramento, CA
Industrial Valuation	1984, Columbus, Ohio
Investment Analysis	1983, Chapel Hill, NC
Condemnation Appraising	1975, Chicago, Illinois
Urban Properties Valuation	1974, Charlottesville, VA
Capitalization Theory (I-B)	1973, Baltimore, Maryland
Residential Appraising	1973, College Park, Maryland

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Other Related Specialized Education:

- "Eminent Domain (#A-250)"; American Society of Farm Managers and Rural Appraisers; Sacramento, May 2008.
- "Law of Easements", Lorman Education Services, Sacramento; October 2005
- San Joaquin and Stanislaus County Real Estate Update; sponsored by Appraisal Institute, Modesto; August 2004.
- Various Appraisal Related Seminars attended at the 2003 IR/WA Educational Conference, Kansas City, Missouri.
- "Steering Through the Obstacles of a R/W Project"; IR/WA; Ventura, March 2003.
- Various Appraisal Related Seminars attended at the 2002 IR/WA Educational Conference, Mobile, Alabama.
- Review of Eminent Domain Appraisals – IR/WA, Vancouver, BC, June, 2001
- Various Seminars attended at the IR/WA Educational Conference, Vancouver, BC, June, 2001
- CLE (Continuing Legal Education) – 3rd Annual Eminent Domain Conference, San Francisco, California, November, 2000.
- Valuation of Transportation Corridors, Sacramento, CA. (American Institute & IR/WA Seminar). Sept. 1999;
- Internet Search Strategies for Real Estate Appraising (sponsored by the Appraisal Institute), Sacramento, California, July, 1998
- Annual Educational Conference, International Right of way Association, Minneapolis, Minnesota, June 1998.
- The Internet and Appraising (sponsored by the Appraisal Institute), Pleasantown, CA, May 22, 1997.
 - Easement Valuation, International Right of Way Association (IR/WA), Hayward, CA, September, 1996.
 - Business Valuation, Appraisal Institute, Reno, Nevada, February, 1996.
 - Ethics, Course 103, IR/WA, Reno, February 1995
 - Partial Acquisitions, Course 401, IR/WA Alameda, California; October, 1994.
 - Legal Aspects of Easements, IR/WA, Reno, Nevada; April, 1994.
 - Commercial Construction Seminar, Appraisal Institute, San Mateo, June, 1993.
 - Subdivision Analysis Seminar, Appraisal Institute, Sacramento, February, 1993.
 - California Appraiser Certification Seminar, Appraisal Institute Seminar, Sacramento, August, 1991.
 - Federal Appraisal Requirements Seminar, Sacramento February, 1991.
 - Federal/State Acquisition Procedures Seminar, IR/WA, May, 1988.
 - Income Approach to Right of Way, IR/WA, Feb., 1988.
 - Easement Valuation, IR/WA, Feb., 1988.
 - Expert Testimony Seminar, IR/WA, December, 1987.

Professional Affiliations and Licenses

- "Certified General" Appraiser, State of California; #AG005980
- Senior Member (SR/WA), International Right of Way Association (IR/WA), Sacramento Chapter #27
- General Member of the Appraisal Institute.

Other:

- Qualified as an Expert Witness in the Superior Court of California for Sacramento, Tuolumne, Placer and Amador Counties.
- Instructor for appraisal courses (401- Partial Acquisitions, and 403 - Easement Valuation) for the International Right of Way Association.
- 2003 President, Chapter 27, International Right of Way Association.
- Instructor – Public Real Estate Transactions, U.C. Davis Extension; 2002-2005.
- Member, REAMUG (Real Estate Appraisers Microprocessors User Group.)

QUALIFICATIONS OF TIM LANDES (continued)

Partial List of Clients Served

The following is a partial list of clients that have had appraisal reports prepared by Tim Landes, SR/WA, as the principal appraiser:

*Santa Cruz County Regional
Transportation Commission,
Santa Cruz County, CA
Hansen's Truck Stop, Inc.,
Fortuna, CA
Freeman, D'Aiuto, Pierce, Gurev,
Keeling & Wolf, Stockton, CA
San Joaquin Regional Transit
District, Stockton, CA
Sacramento Regional County
Sanitary District
Yuba County Public Works
Department
South Placer Municipal Utility
District
City of Paso Robles, California
Teichert Land Company,
Sacramento, CA
City of Folsom, California
Sacramento Housing and
Redevelopment Agency
City of Elk Grove, California
San Joaquin Council of
Governments, Stockton, CA
City of Lincoln, California
McDonough, Holland & Allen,
Inc., Sacramento, CA
City of Chico, California
County of Butte, Public Works
Desmond, Nolan, Livaich &
Cunningham, Sacramento,
CA
Hyde, Miller, Owen & Trost,
Sacramento, CA
State of California, Department of
Justice
State of California, Department of
Fish and Game
Sacramento Municipal Utility
District (SMUD)
O'Brien & Brown, LLP,
Sacramento, CA
Grupe Company, Sacramento,
CA
Placer County Water Agency
(PCWA)
City of Newman, California
Placer Savings Bank, Auburn, CA*

*Natomas (Sacramento) Unified
School District
City of Citrus Heights, California
City of Modesto, California
County of Glenn, California
Wells Fargo Bank, Sacramento,
California
U.S. Army Corps of Engineers
County of El Dorado, California
U.S. Bank, Sacramento,
California
County of Placer, California
El Dorado County Transit
Authority
Sacramento Regional Transit
District
City of Manteca, California
California Department of Water
Resources
City of West Sacramento,
California
East Bay Municipal Utilities
District, Oakland, California
The Spink Corporation,
Sacramento, California
Whitney Development Company,
Sacramento, California
City of Sonora, Tuolumne County,
California
Willdan Associates, Sacramento,
California
County of Amador, California
City of Sacramento, California
County of Sacramento, California
Morse Laboratories, Inc.,
California
Mariposa County, California
Aba Daba Rental Company,
Sacramento, California
J.J. Re-Bar Corporation,
Sacramento, California
City of Roseville, California
California Department of
Transportation
County of Tuolumne, CA, Dept. of
Transportation
City of Vacaville, CA, Public
Works Department*

*City of Woodland, CA, Public
Works Department
Yolo County, California, Board of
Education
City of Woodland Parks and
Recreation Department
Maryland Dept. of Trans., State
Highway Admin; Dept. of
General Services
Chesapeake and Potomac
Telephone Company, Inc.,
Maryland
First Federal Savings of Western
Maryland, Cumberland,
Maryland*