

QUALIFICATIONS OF CRAIG ZELL, MAI, SRA

Real Estate Appraiser and Counselor

General and Special Education

Portland State University: Political Science

Portland & Mt. Hood Community Colleges: Real Estate related

Courses and general continuing education, 1973-84

American Institute of Real Estate Appraisers:

Courses for MAI and SRA designation 1984-1992

Various seminars for license renewal and education, incl:

The Appraisal of Special Purpose Properties, AI,

Subdivision Analysis, Appraisal Institute,

Condemnation Appraising, Appraisal Institute,

Sales Comparison Valuation of Small, Mixed –Use Properties, Appraisal Institute,

Land Use Planning—Marylhurst Univ.

Evaluating Commercial Construction—Appraisal Institute,

USPAP-7 hr The Appraisal Foundation –

Non-USPAP Regulatory Compliance – Bob Keith –

Participant and Group Facilitator--AARO Spring Conferences,

Highest and Best Use Market Analysis– Appraisal Institute

Association of Regulatory Officials Conference,

Uniform Standards of Professional Appraisal Practice

Uniform Appraisal Standards for Federal Land Acquisitions

Supervisor Appraiser/Appraiser Assistant Training

Business Ethics,

Real Estate Finance, Value and Investment,

The Law of Easements,

Loss Prevention,

Oregon Land Use Law

Professional Affiliations and Licenses

Appraisal Institute

Member Appraisal Institute (MAI)

Senior Residential Appraiser (SRA)

President, Oregon Chapter Appraisal Institute, 1996

Treasurer, Oregon Chapter Appraisal Institute, 1995

Secretary, Oregon Chapter Appraisal Institute, 1994

Government Affairs Committee Chairman-Oregon Chapter, 1997-2002

Education Committee Chairman, Oregon Chapter, 1987/1988

Candidate Guidance Chairman, Oregon Chapter, 1989-1992

National Subcommittee on Residential experience review, 1988-1990

Regional Standards and Ethics Panel Member 1989-1992

Appraisal Institute Regional Committee Member 1991-1994; 1997-2001

Regional Chair Public Relations 2001-2004

State Certification Instructor - Residential (R2/G2)

Certified Appraiser - State of Oregon-#C000108-General Properties

State of Washington-#1100709—General Properties

Qualified as expert witness: Multnomah, Washington, Clackamas County Circuit Courts, Federal Bankruptcy Court. Circuit Court Hutchinson, Kansas

Member Appraisal Review & Advisory Committee - Oregon Appraiser Certification and Licensure Board (ACLB)

Appointed by Gov. Kitzhaber to ACLB as General Certified Appraiser Board member – 2002-2006,

Re-appointed to ACLB by Gov. Kulingowski 2006-2010 Elected Chair 2004 to 2010

General Experiences and Qualifications

Currently performing appraisals and consultation on commercial and residential properties with an emphasis on land for residential, commercial and industrial subdivisions, income properties, and special use properties. 30+ years in real estate industries, including multi-family developments; sales and Title Insurance Co., including business development, escrow closing, and title examination. 10+ years as appraisal consultant and review appraiser for Metro Open Spaces Program 1996-Present

Representative Appraisal Assignments

Analysis of highest and best use for residential and commercial subdivisions in all sizes, price ranges and for all purposes including financing, litigation, arbitration, estate tax purposes and others.

Valuation of Townhouse, Condominium and Rowhouse projects and apartment properties.

Various office, retail and industrial properties, including office park, strip centers, and warehouses.

Marinas for feasibility analysis, financing and lease negotiations.

Analysis of Special Purpose Properties including wetlands, Passive Recreation, National Historic properties, retreats and other complex appraisal assignments. Ten years with Metro Parks and Open Spaces program as consultant and review appraiser wherein the program purchased over 8,000 acres in 200+ transactions.

Single family dwellings, attached and detached, in the Portland metropolitan area.

Land use consultation and author of initial Buildable Land Inventory for Metro

Sample of Clients Served

Lending Institutions

American Pacific Bank
Bank of America
Bank of Oswego
Clackamas County Bank
Community Financial Corp
HomeStreet Bank
Banner Bank
FannieMae (FNMA)
Capital Pacific Bank
Hong Kong and Shanghai Bank
Liberty Federal Bank
1st Independent Bank
Riverview Bank
U. S. Bancorp
Washington Federal Savings
Umpqua Bank
West Coast Bancorp.
Wells Fargo
Zions Bank

Government Agencies

Beaverton School District No. 48
Federal Deposit Ins. Corp.
City of Gresham
Clackamas County
General Services Admin.
Small Business Administration
Portland Public Schools
Tualatin Hills Park and Recreation
City of Portland
City of Tualatin
City of Sherwood
City of Wilsonville
Metro
Vancouver Parks and Recreation

Corporations

Blazer Homes/Dennis Derby

American Land Conservancy
Bridgestone/Firestone, Inc.
Fidelity Title
First American Title
GSL Properties
Arbor Custom Homes
Don Morissette Homes
Oregon Health Sciences Center
Oregon Graduate Center
Portland Golf Club
J. C. Reeves Corp.
Newland Communities
Robert Randal Corp.
Schnitzer Investment
Shelburne Development
Standard Insurance Co.
Teamsters Local 162
Trust for Public Lands
Three Rivers Land Conservancy
United Methodist Church
Legend/Matrix Development
Centex Homes
Pacific Lifestyle Homes
Marnella Homes
Habitat for Humanity

Attorneys/Firm

Michelle Suter/Commercial Law Group
Greene & Markley
O'Donnell, Ramis et al
Bullivant Houser et al
Jordan Schrader
Miller Nash
Garvey, Shubert et al
Copeland, Landye et al
Schwabe Williamson & Wyatt
Stoel Rives, et al
Davis, Wright, Tremain, et al
Ball Janik