

QUALIFICATIONS OF GARTH W. BERGESON

Certified General Real Estate Appraiser

General and Special Education

University of Oregon: Bachelor of Arts in Russian, Minor in Business Administration - 1997

Various courses for licensure and continuing education, including:

Foundations of Real Estate Appraisal, Portland Community College, 6/03

USPAP, American College of Real Estate, 9/03

Residential Case Studies, American College of Real Estate, 10/03

Basic Income & Capitalization Theory, Appraisal Institute, 11/04

Advanced Income Capitalization, Appraisal Institute, 9/05

General Applications, Appraisal Institute, 8/06

Apartment Appraisal, Appraisal Institute, 11/06

USPAP-15 hr, Appraisal Institute, 2/07

Business Practices & Ethics, Appraisal Institute, 9/08

USPAP 7 hr, Appraisal Institute, 9/08

Real Estate Finance Statistics & Valuation Modeling, Appraisal Institute, 10/08

License

Certified General Appraiser -

State of Oregon-#C000899-General Properties

Certified General Appraiser -

State of Washington-#1101946-General Properties

General Experiences and Qualifications

Currently performing appraisals and consultation on commercial and residential properties, including subdivisions, income, and special use properties. Appraisal experience includes retail, office, industrial, and multi-family properties. The valuation of these properties includes: proposed development, stabilization, "As Completed", "As Renovated" and "As Is". The analysis of this work consists of physical inspection, collecting and reporting of geographic, legal, social and economic factors pertaining to real property. This also includes the analysis of zoning designations and operating statements to help form a value using the three methods of appraisal methodology; Cost, Income and Sales Comparison approach to value.

October 2010 to Present, Zell & Associates, Beaverton, OR. The focus of the appraisal work is the valuation of Residential land and subdivisions along with Residential, Commercial, Retail and Office Buildings. The valuation consists of the Sales Comparison Approach, Residual Land Analysis, the Income Capitalization Approach and Cost Approach. Commercial Properties are analyzed by the 3 approaches to value with an emphasis on the Income Approach.

July 2007-October 2010, Certified General Appraiser, Cassinelli Jackson LLC, Tigard, Oregon. □□The focus of appraisal work was the valuation of properties including unimproved residential, commercial and industrial zoned land along with existing and proposed retail, office, industrial, multi-family residential properties and subdivisions in various stages from proposed to completed lots.

July 2004-July 2007, Registered Appraisal Assistant, Cassinelli Jackson LLC, Tigard, Oregon. Trained to appraise all of the above mentioned property types while earning a state certification.