

EXECUTIVE SUMMARY:

- **Twenty-six years' experience** in the right-of-way profession in Florida, Georgia, and South Carolina.
- Right-of-Way experience includes **Appraisal Program Management, Cost Estimating** for budgetary purposes (conceptual stage), **Cost Estimating** for programming purposes (design phase), **Agent's Price Estimates, Value Findings, Condemnation Appraisals, Appraisal Review, Relocation Needs Assessment Surveys, Acquisition Negotiations, Relocation Assistance, Suit Preparation, Litigation Support, and Expert Witness Testimony.**
- **Noteworthy assignments** have included the following:

Project Lead – Georgia DOT Right-of-Way Master Valuation Services Contract (GDOT District 2)
RW Agent for **Wonderwood Connector** – Jacksonville, Florida (Jacksonville Transportation Authority)
Lead RW/Relocation Agent for **SR 20 Road Widening** – Palatka, Florida (FDOT District 2)
Appraiser for **SR 500 Road Widening** – Dixie and Levy Counties, Florida (FDOT District 2)
PD&E Cost Estimates for District-wide Cost Estimating Contract – FDOT Districts 2 and 3
Appraiser for **District-wide Appraisal Contract** – FDOT District 7
Lead Appraiser for **Jimmy Deloach Parkway** (the Final Mile), Savannah, Georgia (Georgia DOT)
Litigation Support for Road Realignment at **Augusta National Golf Course** – Augusta, Georgia (City of Augusta)
Expert Witness for **Capt. Herb Emory I-85/GA-400 Flyover Ramp** – Atlanta, Georgia (Georgia DOT)
Appraiser for **State Farm Campus Pedestrian Bridge-Tunnel** at Perimeter Mall – Atlanta, Georgia (State Farm)
Expert Witness for **GA-400/GA-53, first Continuous Flow Intersection in Georgia** – Dawsonville, Georgia (Georgia DOT)

- Assignments were successfully completed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the Uniform Standards for Federal Land Acquisition, FDOT Right-of-Way Procedures Manual, FDOT Supplemental Appraisal Standards, and Georgia DOT Chapter 4 Information for Appraisers.

CERTIFICATIONS/MEMBERSHIPS:

- **Georgia Certified General Real Property Appraiser** – CG004033 (1993 to present)
Completed projects in 59 Georgia Counties: Baldwin, Banks, Barrow, Bartow, Bryan, Butts, Carroll, Catoosa, Chatham, Cherokee, Clayton, Cobb, Columbia, Coweta, Crisp, Dawson, DeKalb, Dodge, Dooly, Douglas, Elbert, Fannin, Floyd, Forsyth, Franklin, Fulton, Gilmer, Gwinnett, Habersham, Hall, Haralson, Henry, Lamar, Lumpkin, Madison, Monroe, Murray, Oconee, Paulding, Pickens, Putnam, Rabun, Richmond, Rockdale, Schley, Spalding, Sumter, Tift, Towns, Troup, Turner, Union, Upson, Walker, Walton, Warren, Washington, White, and Whitfield.
- **American Society of Appraisers – Accredited Senior Appraiser (ASA)**, Real Property, Urban (014576)
- **International Right-of-Way Association** – Member (2644104)
- **Level 4 roster classification** on Georgia DOT roster of approved fee appraisers

EMPLOYMENT HISTORY:

2014-present: Adaero Consulting, LLC, Marietta, GA – Owner
2014-2015: Moreland Altobelli Associates, Inc., Atlanta, GA – Georgia DOT Project Lead (Independent Contractor)
2003-2015: G. Randall Hammond & Co., Atlanta, GA – Appraisal Manager/Appraiser of Record
1993-2003: American Acquisition Group, Inc., Tampa, FL – Appraisal Project Manager/Right-of-Way Agent
1991-1993: Moreland Altobelli Associates, Inc., Tampa, FL – Senior Appraiser
1990-1991: L. James Parham Company, Inc./The Centerline Group, St. Petersburg, FL – Research Assistant

GENERAL EDUCATION:

BBA Management – Kennesaw State University, Kennesaw, Georgia
AS Business Management – Kennesaw State University, Kennesaw, Georgia

REPRESENTATIVE CLIENTS:

- **Florida condemnation clients** include Florida Department of Transportation, Hillsborough County, Pasco County, Cities of Clearwater, Lake Mary, Largo, and Tampa, Jacksonville Transportation Authority, Tampa Bay Water Authority, Santa Rosa Bay Bridge Authority, Lee County Port Authority, and condemnee attorneys.
- **Georgia condemnation clients** include Cobb County Department of Transportation, City of Sandy Springs, DeKalb County Park Bond Greenspace Program, DeKalb County Transportation Division, Dianna Hunt & Associates, Inc., Fulton County Land Division, Georgia Department of Transportation, Georgia Regional Transportation Authority, Georgia Transmission Corporation, Gwinnett County Department of Transportation, Hartsfield-Jackson Atlanta International Airport Noise Insulation Program, Moreland Altobelli Associates, Inc., THC, Inc., THC Right-of-Way Services, Inc., QK4 Engineering, and condemnee attorneys.
- **Lending/Appraisal Management clients** include Allstate Appraisal, Collateral Evaluation Services, Colliers IVAS, Community & Southern Bank, Community Bank and Trust, Cornerstone Bank of Georgia, Equity Valuation Partners, FifthThird Bank, FirstService PGP, Interbay Funding, LP, JVI Solutions, LaGrange Banking, Mahaffey Pickens Tucker, Midtown Bank, One Georgia Bank, SilverHills Financial, State Bank & Trust, SunTrust Bank, US Bank, Valuation Management Group, Velocity Commercial Capital, Wells Fargo.
- **Other clients** include Resolution Trust Corporation, Federal Deposit Insurance Corporation, Trust for the Public Land, Community Foundation for Greater Atlanta, and private individuals for Tax Appeals and contested civil matters.

SPECIALIZED RIGHT-OF-WAY EDUCATION:

Appraisal Institute – Standards of Professional Practice, Part A with Exam	May 1991
Appraisal Institute – Standards of Professional Practice, Part B with Exam	May 1991
Appraisal Institute – Litigation Valuation Seminar	July 1991
Appraisal Institute – Appraisal Principles with Exam	October 1991
Appraisal Institute – Appraisal Procedures with Exam	February 1992
Appraisal Institute – Basic Income Capitalization with Exam	May 1992
Appraisal Institute – Advanced Income Capitalization with Exam	August 1992
Appraisal Institute – Appraisal Review-Income Properties Seminar	August 1993
Appraisal Institute – Advanced Applications with Exam	May 1995
Appraisal Institute – Report Writing and Valuation Analysis with Exam	May 1996
American Society of Appraisers – Uniform Standards of Prof. Appraisal Practice with Exam	April 1997
Appraisal Institute – Standards of Professional Practice, Part A with Exam	April 1997
Appraisal Institute – Standards of Professional Practice, Part B with Exam	April 1997
American Society of Appraisers – Ethics Exam	October 1997
Appraisal Institute – Residential Case Study with Exam	March 1998
Real Estate Education Specialists – USPAP Core Law Update Seminar	October 1998
Real Estate Education Specialists – Appraising the Appraisal Seminar	August 1999
Real Estate Education Specialists – USPAP Core Law Update Seminar	August 1999
Hogue Real Estate School – Real Estate Investment and Finance Seminar	November 1999
Hogue Real Estate School – Real Estate Brokerage Management Seminar	November 1999
International Right-of-Way Association – Principles of Land Acquisition with Exam	January 2002
International Right-of-Way Association – Mobile Home Relocation with Exam	May 2002
American Society of Appraisers – Uniform Standards of Prof. Appraisal Practice with Exam	June 2002
International Right-of-Way Association – Relocation Assistance with Exam	August 2002
International Right-of-Way Association – Computing Replacement Housing Payments	October 2002
Appraisal Institute – Residential Property Construction and Inspection Seminar	August 2005
Appraisal Institute – National USPAP Update Seminar	August 2005
Appraisal Institute – 2005 State of Atlanta Seminar	September 2005
Appraisal Institute – 2006 Georgia Legislative Update Seminar	February 2006
Appraisal Institute – National USPAP Update Seminar	April 2006
Appraisal Institute – Scope of Work and New USPAP Requirements Seminar	August 2006
Appraisal Institute – Small Hotel/Motel Valuation Seminar	August 2007
Appraisal Institute – Analyzing Operating Expenses Seminar	August 2007
Appraisal Institute – National USPAP Update Seminar	May 2008
Appraisal Institute – Appraising Convenience Stores Seminar	August 2008
Appraisal Institute – Analyzing Distressed Commercial Real Estate Webinar	November 2008
Appraisal Institute – Real Estate Investing and Development: A Valuation Perspective	November 2008
CoStar Group – The State of the Commercial Real Estate Industry: 2008 Review/2009 Outlook	January 2009

SPECIALIZED EDUCATION (Cont'd):

Appraisal Institute – The Real Implications of the HVCC on Appraisers and Lenders	January 2009
Appraisal Institute – The Art of Appraising in a Recession Seminar	April 2009
Appraisal Institute – Planning for Complex Appraisal Assignments Seminar	August 2009
Appraisal Institute – Data Verification Methods Seminar	August 2009
Appraisal Institute – Business Practices and Ethics Seminar	June 2010
McKissock – National USPAP Update Seminar	August 2010
McKissock – Environmental Pollution & Mold Seminar	August 2010
McKissock – Residential Construction Details and Trends Seminar	August 2011
McKissock – Private Appraisal Assignments – What to Do, What Not to Do Seminar	August 2011
McKissock – National USPAP Update Seminar	August 2012
McKissock – Appraisal Applications of Regression Analysis Seminar	August 2012
McKissock – Ad Valorem Tax Consultation Seminar	August 2013
McKissock – Appraising and Analyzing Retail Shopping Centers for Mortgage Underwriting Seminar	August 2013
McKissock – REO and Foreclosures Seminar	August 2013
Appraisal Institute – 2013 State of Atlanta Seminar – Bright Spots & Blind Spots	September 2013
Appraisal Institute – Complex Litigation Appraisal Case Studies	April 2014
McKissock – National USPAP Update Seminar	August 2014
McKissock - Appraisal of Land Subject to Ground Leases	October 2015
McKissock – National USPAP Update Seminar	October 2015

EXPERIENCE SUMMARY:

I have **provided a substantial amount of expert witness testimony and litigation support.** During my career in Florida, I have testified at Order of Taking and Fee Hearings for condemnation proceedings as well as at Divorce proceedings involving division of assets. During my career in Georgia, I have given sworn testimony for 47 parcels in 29 cases in 12 Georgia counties – including Depositions, Interlocutory Hearings, Special Master Hearings, and Tax Appeals including County Tax Assessors as well as the Internal Revenue Service. I have served as an expert witness in both Jury Trial and Mediation settings, and I have testified in Superior Courts of seven Georgia Counties.

I have **completed numerous special studies** for appraisal and litigation support services. These studies have included the following:

- Limited access rights studies
- Parking loss/rent loss studies
- Residential roadway proximity studies
- Transmission line proximity studies
- Cross-country transmission line studies
- Avigation rights studies
- Parking utilization/traffic circulation studies
- Uneconomic remnant studies
- Floodplain/Greenspace studies
- Adult use studies
- Market conditions studies for all property types
- Driveway closure studies
- Land to Building Ratio studies

I have **completed appraisals of numerous property types:**

- Farms
- Wetlands and other undeveloped acreage
- Transitional uses
- Multi-story office buildings
- Community shopping centers
- Neighborhood shopping centers
- Convenience stores
- Vehicle repair facilities
- Churches
- Medical offices
- Funeral homes
- Plant nurseries
- Lumber yards
- Full service hotels
- Mobile home parks
- Vacant developed lots (individual and bulk)
- Truck stops/travel centers
- Full-service restaurants
- Artist/creative loft buildings
- Outdoor advertising signs (billboards)
- Groves and orchards
- Timberlands
- Freestanding retail buildings
- Power centers
- Single-family residences
- Apartment buildings
- Converted single-family residences
- Residential subdivisions
- Industrial subdivisions
- Office/warehouse buildings
- Mixed-use developments
- Used car dealerships
- Golf courses
- Residential duplexes and triplexes
- Cement plants
- Fast food restaurants
- Office condominiums
- Vacant commercial land