

## PAUL WILEY - APPRAISER'S QUALIFICATIONS

### MEMBERSHIPS AND AFFILIATIONS:

State of New York -  
Certified Real Estate General Appraiser #46000048291

Mid-Hudson Chapter of the Appraisal Institute  
Board of Directors 2007-2009

### EDUCATION:

A.A., Communications, Orange County Community College  
Middletown, New York 1986

B.A. Communications, State University of New York  
College at New Paltz GPA 3.49 1988

New York State Teaching Certification  
English (Secondary) 1990

Appraisal Institute: Standards of Professional  
Appraisal Practice Part A- Course 410 1993

Appraisal Institute: Appraisal Principles- Course 110 1993

Appraisal Institute: Appraisal Procedures- Course 120 1994

Appraisal Institute: Basic Income Capitalization-  
Course 310 1999

Appraisal Institute: Income Valuation of Small,  
Mixed-Use Properties- Course 600 2002

Appraisal Institute: General Applications- Course 320 2001

Appraisal Institute: Standards of Professional  
Appraisal Practice- Course 430 2002

Appraisal Institute: Advanced Income Capitalization-  
Course 510 2002

Appraisal Institute: Highest & Best Use and  
Market Analysis- Course 520 2003

Manfred Real Estate Learning Center: Appraisal  
Qualifying Course: Fair Housing, Fair Lending  
& Environmental Issues 2003

Appraisal Institute: USPAP National Update-Course 400 2003

Appraisal Institute: Mathematically Modeling Real Estate Data- Course 762	2004
Appraisal Institute: Business Practices & Ethics Course 420	2004
Manfred Real Estate Learning Center: Applied Income Property Valuation- Course G3	2004
Appraisal Institute: USPAP Update Course- NYS Code #2379-07	3/2008
Appraisal Institute: Analyzing Distressed Real Estate- NYS Code #3215-04	5/2008
Appraisal Institute: Analyzing Real Estate in Distressed or Troubled Markets- NYS Code 3212-3.5	5/2008
Appraisal Institute: Office Building Valuation: A Contemporary Perspective- NYS Code 3016-07	9/2008
Appraisal Institute - Course OL-638 Feasibility, Market Value, Investment Timing: Option Value (State Code: 3069-07 online	9/2009
Appraisal Institute - NYS Code 3249-5.25 Business Practices & Ethics	11/2009
Appraisal Institute: USPAP Update Course	1/2010
Appraisal Institute - NYS Code 3526-07 Hotel Appraising-New Techniques for Today's Uncertain Times	6/2010
Appraisal Institute - NYS State Code 2883-16 Uniform Appraisal Standards for Federal Land Acquisitions	9/2010
Appraisal Institute - NYS State Code 3735-07 Litigation Skills for the Appraiser	5/2011
<b>SEMINARS:</b>	
Appraisal Institute Internet Search Strategies	1998
Argus Lease Analysis	1999
Appraisal Institute Scope of Work: Expanding Your Range of Services	2003

Appraisal Institute Code #2352-07 - Appraisal Consulting: A Solution Approach for Professionals	2005
Appraisal Institute Subdivision Valuation	2005
Appraisal Institute - Course OL-733 Introduction to GIS Applications for Real Estate Appraisal	9/2005
Appraisal Institute - NY State Code #2837-02 2006 Changes to USPAP; The Demise of Departure	3/2006
Argus Lease Analysis	4/2008
Appraising Distressed Commercial Real Estate: Here We Go Again Appraisal Institute Webinar	11/2008
Introducing Valuation for Financial Reporting Appraisal Institute Webinar	4/2009
Marshall & Swift Green Building Cost Webinar	11/2009

**ADULT EDUCATION:**

Orange-Ulster BOCES Web Site Development	2000
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**WORK EXPERIENCE:**

2/93 to Present -  
Valuation Consultants, Inc., Newburgh, New York  
Real Estate Appraiser

9/92 to 2/93 -  
Appraisal Services Company, Newburgh, New York  
Real Estate Appraiser

As a member of the staff, I have appraised all types of residential property, commercial and industrial buildings and vacant land.

I have made appraisals for financial institutions, attorneys, investors, accountants, insurance companies and major corporations. Here listed are a few selected employers:

**A. GENERAL EXPERIENCE**

American Business Lenders  
Appraisal Management  
Astoria  
Bank of America  
Bank of New York  
Berkshire Bank  
Business Lending  
Chase Manhattan Bank  
Citizens Bank  
City of Newburgh  
Community Preservation Corporation  
Concorde Lending  
Dormitory Authority of State of New York  
Eastern Savings Bank  
Interbay  
HSBC Bank USA  
Hudson United Bank  
Hudson Valley Bank  
Hudson Valley Federal Credit Union  
Key Bank of New York  
Lakeland Bank  
Lend Lease  
M&T Bank  
Metbank  
Mahopac National Bank  
Mid Hudson Valley Federal Credit Union  
Newburgh Central School District  
New York State Office of Mental Retardation and  
Developmental Disabilities  
Orange County Trust  
Putnam County Savings Bank  
Provident Bank  
Rhinebeck Savings Bank  
Riverside Bank  
Rondout Bank  
SI Bank and Trust  
Stanley Marks and Company, CPA  
Summit Bank  
SBU  
Town of Chester  
Town of Newburgh  
Town of Wallkill  
Trust Company of New Jersey  
Ulster Savings Bank  
Union Savings Bank  
Union State Bank  
Vanacore, DeBenedictus, DiGiovanni and Weddell, CPA  
Valley National Bank  
Village of Walden

Walden Federal  
Walden Savings  
Webster Bank  
Wilber National Bank

**B. ATTORNEYS**

Bloom & Bloom, P.C.  
Dinardo, Gilmartin and Burke  
Drake, Sommers, Loeb, Tarshis and Catania, P.C.  
Duggan, Crotty and Dunn  
Finkelstein, Levine, Gittelsohn & Tetenbaum  
Jacobowitz and Gubits  
Kopald and Kopald  
George Pafenbarger, Esquire  
Rider, Weiner, Frankel and Calhelha, P.C.  
Sheila Callahan-O'Donnell, Esquire  
Werner and Saffioti

**C. AREAS OF APPRAISAL EXPERIENCE - NEW YORK STATE**

COUNTIES: Orange, Dutchess, Putnam, Rockland, Sullivan, & Ulster

**FACTUAL STATISTICAL AND REFERENCE INFORMATION**

An up-to-date set of area Zoning Maps and Ordinances

Multiple Listing Services and TRW (Experian) Redi Data

City maps showing existence of underground utilities

Maintenance of sales transactions by subdivisions and street name, effective dates of sale and current listing

Current community statistics referring to retail sales, bank clearance, employment, transportation routes, construction activity, and mortgage recordings

Census Tract Maps

FEMA Flood Plain Maps

New York State Wetland Maps

UNIQUE ID NUMBER  
46000048291

State of New York  
Department of State  
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY  
Control  
No. 50789

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE  
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
10	09	09

WILEY PAUL G  
C/O VALUATION CONSULTANTS INC  
6 FRONT ST  
NEWBURGH, NY 12550

EXPIRATION DATE

MO.	DAY	YR.
10	08	11

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A  
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused  
its official seal to be hereunto affixed.

LORRAINE A. CORTES-VAZQUEZ  
SECRETARY OF STATE