

QUALIFICATIONS OF ALEXANDER M. YAMPOLSKY, CSA-G

Mr. Yampolsky has been actively engaged in real estate valuations as a fee appraiser and consultant since 2002. He has valued a wide range of real property interest including 1-4 family residential, coops, and condominiums, as well as multifamily residential and mixed-use properties, small office properties, industrials, and retail uses.

Most reports are done in narrative format, or using appraisal forms approved by Fannie Mae and provided by software suppliers. These appraisal reports are done for purposes of asset valuation, financial portfolio management, litigation support, and estate planning. He is an approved expert witness in the NYS Court system.

Mr. Yampolsky has performed appraisals of properties throughout the New York Metropolitan area and Nassau County. A list of his clients include JP Morgan Chase, Wells Fargo, City Bank, numerous property management firms, attorneys, CPAs, estate and financial planners, as well as private individuals. He is an expert witness in Real Estate appraising and testifies in Court.

Mr. Yampolsky currently operates an appraisal consulting business Laval Management, LLC.

APPRAISAL EDUCATION

Appraisal Courses: E&S, AQ-1, R-1, and R-2.

General Appraiser Courses: G-1, G-2, G-3

Continued Education Courses: National USPAP Update Course; Appraising of Convenience Stores, NYS Building Codes & Detrimental Property Conditions, Evaluating Commercial Construction; Zoning for Real Estate Professionals, The Basics of Lease Analysis, Rent Regulations in NYS, FHA & VA Appraising, Mortgage Fraud, Appraisals for Divorce Actions, Appraising Distressed Commercial Real Estate, Litigation Skills for the Appraiser. Resolution of Real Estate Disputes: Negotiation, Mediation, Appraisal & Arbitration, Litigation Commercial Real Estate Reports; Commercial Leasing, Commercial Appraisal Review; Hotel Valuation A Case Study in Room Night Analysis; Complex Litigation Appraisal Case Studies, Rent Stabilization and Other Legal Influences Affect Value in Multi-Family Buildings, How NYC Landlord/Tenant Laws Affect Value, Commercial Leasing, part 1 and 2.

SUPPLIMENTARY

New York State Certified General Real Estate Appraiser # 46000046357

NY State Courts FID # 997375

Mr. Yampolsky is a Senior General Member of Columbia Society of Real Estate Appraisers (CSA-G)