

QUALIFICATIONS OF THE APPRAISER

QUALIFICATIONS

PAUL A. ALFIERI III, MAI

President, Senior Appraiser
Lane Appraisals, Inc.
178 Myrtle Boulevard
Larchmont, New York 10538

PROFESSIONAL DESIGNATIONS

MAI - Member of the Appraisal Institute - #12165
Certified General Appraiser, Residential Appraiser Supervisor
State of New York #46000009780
Accredited New York State Department of Transportation, Right of Way Appraiser

GENERAL EDUCATION

St. Lawrence University
Canton, New York
B. A. - 1984

PROFESSIONAL APPRAISAL EDUCATION

The Appraisal Institute -

#1A-1	- Fall, 1985	- Appraisal Principles
# 8-2	- Spring, 1985	- Residential Valuation
#1A-2	- Fall, 1986	- Basic Valuation
#1B-A	- Spring, 1989	- Capitalization Theory and Techniques - A
# SPP	- Summer 1989	- Standards of Professional Practice
#1B-B	- Fall, 1989	- Capitalization Theory and Techniques - B
# 2-1	- Spring 1990	- Case Studies in Real Estate Valuation
# 2-2	- Summer 1991	- Report Writing and Valuation Analysis
# 520	- Winter 1994	- Advanced Highest and Best Use and Market Analysis
# 320	- Spring 1994	- General Applications
# 530	- Summer 1994	- Advanced Sales Comparison and Cost Approaches
# SPP A	- Fall, 1994	- Standards of Professional Practice (USPAP) - A
# SPP B	- Fall, 1994	- Standards of Professional Practice (Ethics) - B
# SPP C	- Fall, 1999	- Standards of Professional Practice (USPAP/Ethics) - C
	- Summer 2003	- Standards of Professional Practice (USPAP/Ethics) - 15 Hr
# 710	- Fall 2004	- Condemnation Appraising: Principals and Applications
	- Summer 2007	- Evaluating Commercial Construction
	- Fall 2007	- Small Hotel and Motel Valuation
	- Summer 2008	- Convenience Store Valuation
	- Winter 2008	- Apartment Valuation
	- Winter 2008	- Subdivision Valuation
	- Spring 2011	- Litigation Skills for the Appraiser
	- Spring 2012	- IRS Valuation Webinar
	- Winter 2013	- Business Ethics
	- Spring 2013	- International Valuation Standards
	- Fall 2013	- Analyzing Operating Expenses
	- Fall 2013	- Rates & Ratios: Making Sense of GIMs, OARs & DCFs
	- Fall 2014	- Right-Of-Way Easements; Case Studies Webinar
	- Fall 2015	- Contamination and the Valuation Process
	- Summer 2017	- Uniform Appraisal Standards for Federal Land Acquisitions
	- Winter 2018	- Eminent Domain and Condemnation
	- Winter 2019	- Green Buildings - Intro; Residential and Commercial Case Studies
	- Winter 2019	- Appraising Auto Dealerships
	- Winter 2019	- Medical Office Building Valuation
	- Winter 2021	- Basics of Expert Witness for Commercial Appraisers
	- Winter 2021	- Comparative Analysis
	- Winter 2021	- Intro to Fair Housing & Fair Lending
	- Winter 2024	- Volatile Markets Post COVID

QUALIFIED AS AN EXPERT IN REAL ESTATE VALUATION

US Bankruptcy Court New York State Supreme Court New York State Court of Claims

Since 1984, engaged exclusively in appraising real estate. Assignments include:

Single family homes, condominiums, cooperative apartments, two to six family dwellings, rental apartment buildings, cooperative apartment buildings, condominium complexes, Section 8, Section 236 (Mitchell Lama) and HUD apartment projects, nursing care and life care communities, senior living facilities, public buildings, municipal properties, parks, hotels, industrial buildings, gas and service stations, auto dealerships, office buildings, retail and wholesale facilities, regional and neighborhood shopping centers, estates, marinas, country clubs, golf courses, sub-divisions, easements, encroachments, air rights and vacant parcels for purposes of finance, purchase, sale, gift tax, estate tax, divorce, bankruptcy, condemnation, tax certiorari proceedings, internal and estate planning, Right-of-Way analysis, gas pipeline expansion, gas and electric substation value analyses, County facilities, HUD Rent Comparability Study, and New York State Equalization Rate challenges.

Primary professional territory comprises Westchester, Putnam, Dutchess, Rockland, Orange, Ulster, Sullivan, Greene, Columbia, Albany, Nassau, Suffolk, Bronx, Queens, Kings (Brooklyn), Richmond (Staten Island) and New York (Manhattan) Counties in New York, Bergen County, NJ and Fairfield and New Haven Counties in Connecticut.

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
APPRAISALS COMPLETED FOR

New York State Supreme Court
 State of New York, Office of General Sycs
 State of New York, Dept of Transportation
 State of New York Office of Parks,
 Recreation & Historic Preservation
 State of New York, Office of Mental
 Retardation and Developmental Disabilities
 State of New York, Office of Mental Health
 Bureau of Housing Development & Support
 County of Westchester
 - Dept of Public Works & Transportation
 County of Putnam, Dept. of Finance
 County of Rockland, Dept. of Finance
 City of Mount Vernon
 City of New Rochelle
 City of Yonkers
 City of Rye
 City of Peekskill
 City of White Plains
 Town of Bedford
 Town of Carmel
 Town of Greenburgh
 Town of Ossining
 Town of Pelham
 Town of Lewisboro
 Town of New Castle
 Town of Patterson
 Town of Putnam Valley
 Town of Harrison
 Town of Mt. Pleasant
 Town of Rye
 Town of Yorktown
 Town of Southeast
 Town of Scarsdale
 Town of Blooming Grove
 Village of Ardsley
 Village of Croton-on-Hudson
 Village of Dobbs Ferry
 Village of Harrison
 Village of Mamaroneck
 Village of Larchmont
 Village of Ossining
 Village of Pelham Manor
 Village of Irvington
 Village of Elmsford
 Village of Pelham
 Village of Port Chester
 Village of Scarsdale
 Village of South Blooming Grove
 Brewster Central School District
 Town of Greenburgh Department of
 Community Dvlpmnt and Conservation
 State of New York, Business Dvlpmnt Corp.
 Empire State Certified Development Corp.
 U.S. Small Business Administration
 Statewide Zone Capital Corp.
 Local Initiatives Support Corporation
 National Small Business Underwriter
 Yonkers, New Main St. Redevelopment Corp.
 Legal Services of the Hudson Valley
 The Institute for Justice
 Westhab
 Putnam Community Foundation
 The Community Builders, Inc.
 Legion Hall New Rochelle

Environmental Protection Agency
 Dormitory Authority of the State of NY
 Mount Vernon Hospital
 St. Josephs Medical Center
 St. Vincents Hospital Westchester
 St. Agnes Hospital
 Phelps Memorial Hospital Corp.
 White Plains Medical Center
 The Burke Rehabilitation Hospital
 The Seabury Wilson Home
 The Children's Village
 Housing Action Council
 The March of Dimes
 The United Way of Westchester
 The Salvation Army
 The Congregation of Jehovah's Witnesses
 LDS Church
 St. Peters Episcopal Church
 Good Shepard Presbyterian Church
 Hudson River Presbyterian Church
 St. Johns Lutheran Church
 Zion AME Baptist Church
 Shiloh Baptist Church
 Valhalla United Methodist Church
 Bethlehem Lutheran Church
 Bryn Mawr Presbyterian Church
 Greek Orthodox Church - Evangelismos
 Congregation Ohr Torah Synagogue
 Central Baptist Church of NY
 Saint Matthews School
 Montebello Jewish Center
 Missionary Church Investment Foundation
 Corporation of the Presiding Bishop of the
 Church of Jesus Christ of Latter-Day Saints
 Portugese American Club of New Rochelle
 Retirement Living Services
 Hebrew Hospital Home Foundation, Inc.
 Beth Abraham Health Services
 Schnurmacher Nursing Home
 Saint Michael's Home for the Aged
 Jewish Board of Family & Children's Svcs
 Union Baptist Church
 Board of Coop Education Services (BOCES)
 YM+YWHIA of Southern Westchester
 YMCA of Central & Northern Westchester
 YMCA of Mt. Vernon
 Tarrytown YMCA
 New Rochelle YMCA
 Iona College, Iona University
 The Windward School
 The Berkley School
 Pace Business School
 Mid Westchester Elks Club
 Westchester Interfaith Council
 The Hackley School
 Legion of Christ, Inc.
 Bokharian Communities Center, Inc.
 The Episcopal Church of St. Alban Martyr
 Salesian Society, Province of St. Philip
 St. Gregory the Enlightener Church
 Innovations for Community Advancement
 The Masonic Guild of Port Chester
 Planned Parenthood of Westchester and
 Rockland, Inc.
 Westchester Land Trust
 Westchester Joint Water Works
 National Development Council

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
APPRAISALS COMPLETED FOR

The Estate of Elizabeth Ross Johuson
 MBIA Insurance Company
 Metropolitan Life
 Principal Mutual Life Insurance Co.
 Guardian Insurance Company
 Reckson Operating Partnership, LP
 GDC Development Corp.
 Capelli Enterprises
 GHP Houlihan
 Lordae Property Management
 APEX Development Company
 Urstadt Biddle Properties
 Jones, Lang, Wooten
 Halpern Enterprises
 Forest City Daly Housing Corp.
 Mack Cali
 Platzner Int'l Group, Ltd.
 Colliers Int'l Valuation & Advisory Services
 Anderson Hill Road Capital, LLC
 Doral Conference Center Associates
 Industrial Heater Corp.
 Sunoco
 Barrier Oil Company
 Castle Oil
 Motiva Enterprises
 Neptune Moving Company
 Toyota
 Toyota Financial Services
 Pepe Auto Group
 Alfredo's Foreign Cars
 Soundview Chevrolet
 Westchester Chrysler Plymouth
 Pace Honda
 Rye Ford Subaru
 Acura of Westchester
 Willow Motors
 Heart Kia
 Heart Ford
 Mallory Kotzen Tires
 Director's Boatyard
 Steel Style Development Corp.
 Swanson Boat Transport Co.
 Mid Ocean Tankers
 Defender Marine
 Mamaroneck Boat and Motors
 Nichols Boatyard
 McMichael Boating Center
 Glen Island Yacht Club
 West Harbor Yacht Services, Inc.
 Tax Assessment Experts
 Consumers Union
 Combe Inc.
 USTA National Tennis Center
 Tigor Title Guarantee Co.
 Security Mutual Life Insurance Co. of NY
 BRP Companies
 Bedford Union Cemetery
 Tarrycrest Swim Club
 Suez Water Company
 Veolia Water New York
 Energize New York
 New York Transco
 Spectra Energy/Algonquin Gas
 CDM Smith

Reichhold Chemical
 Leroy Pharmacies
 Ciba Geigy
 Akzo Nobel, Inc.
 Mutual Biscuit Company
 Imperial Yacht Club
 Manursing Island Club
 Glen Island Yacht Club Inc.
 Anglebrook Country Club
 Willow Ridge Country Club
 Wright Island Marina
 Beckwith Point Beach and Tennis Club
 Board of Directors of the Quay Condo
 PCC Real Estate, Inc. (A Penn Central Co.)
 Pepsico.
 Store 24
 Wakefern Foods
 The Great Atlantic and Pacific Tea Co.
 ShopRite Supermarket Inc.
 New York Telephone
 Plaza Materials Company
 Transpo Industries
 Suburban Carting Company
 Dunham Paint Company
 Wallauer Paint
 Landauer Metropolitan Medical
 The Chapson Corporation
 Robert Martin Rosedale Corporation
 Otto Brehm
 Neri Bakery
 Tork Time Clock
 Liberty Lines Bus Company
 General Motors
 Gyrodyne
 Teledyne, Inc.
 Verizon Wireless
 Prodigy
 Kenneth Cole
 Purdue Frederick Company
 Rostenberg-Doern Company
 Houlihan-Parnes
 Strategic Resources Corporation
 Flynn Burner
 Continental Hosts
 Lifetime Fitness Co.
 CSX Railroad/CSX Realty Corp.
 Zipjack Industry
 Bertoline Distributors
 Cugine Foods
 Quick Quality Restaurants
 Hudson Valley Resorts
 Hudson River Healthcare
 Adira at Riverside
 Danish Home for the Aged
 New York SMSA Ltd. Partnership (Verizon)
 New Cingular Wireless PCS (AT&T)
 Homeland Towers, LLC
 Wireless Edge Towers
 Amp Communications, LLC
 Gotham Communications
 Crown Castle
 The Fresnel Group
 Core 4 Capital Corporation
 Schur Realty Company, LLC

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
FINANCIAL INSTITUTIONS

Abacus Federal Savings Bank
American Savings Bank
America's Christian Credit Union
Apple Savings
Anchor Savings Bank
Allstate Appraisal Services
Algemene Bank of Netherlands
Alliance Bank
Alliance Funding
A-1 Preferred Mortgage
Anchor Equities, Ltd.
BNC National Bank
BMC Capital
Beacon Financial
Banco Popular
Bankers Trust Company
Bank of America
Bank Leumi
Bank of New York
Barclay's Bank of New York
Business Loan Express
Carver Federal Savings Bank
The Chase Manhattan Bank, N.A.
Chemical Bank
Century Capital Corporation
Columbia Equities, Ltd.
Consumer Capital Corporation
Central Federal Bank
Chase Bank
Chemical Bank
The Chase Manhattan Bank, N.A.
Citibank, N.A.
Cititrust
City and Suburban Federal Savings Bank
Crossland Savings Bank
Comfed Savings Bank
Commonwealth Mortgage Company
Community Mutual Savings Bank
Community Preservation Corporation
Conamero Development Corporation
Condo Plus
Consortium Financial
Countrywide Funding Corporation
Country Bank
Crossway Capital, Ltd.
Customers Bank
Dime Savings Bank
Dollar Dry Dock Savings Bank
DuPont Mortgage Corporation

Eagle Funding
Eastchester Savings Bank
Eastern Savings Bank
Educational and Governmental Employees
Credit Union
Edison Funding
Emigrant Savings Bank
Empire Financial Corporation
Emphanque Capital Corporation
Empire of America
Ensign Bank
Equity Mortgage
Equity Stars
Exchange Mortgage Corporation
Express Equity
Family Financial
Farm Credit East, ACA
The First Boston Corporation
FDIC
First Boston Mortgage Center
First Fidelity
First Northern
First National Mortgage and Finance Co.
First National Bank of North Tarrytown
First Union Corporation
Fleet Bank
Florida Capital Management
Four Star Funding
Foremost Funding
Full Service Funding
Gibraltar Money Center
Goldstar Resources
Goldome
GM Wolkenberg, Inc.
Green Park Financial
Heartland Bank
Heritage Funding
Holme Capital
Homeequity
Home Funding
Home Mortgage
Home Savings Bank
Houlihan Lawrence Financial
Hudson United Bank
Hudson Valley National Bank
HVCU - Hudson Valley Credit Union
IBM Relocation
Intercounty
Investors Mortgage
Interaudi

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
FINANCIAL INSTITUTIONS

JP Morgan Chase
Jaguar Capital
Kadillac Funding, Ltd.
Knighthood Funding
LaJolla Bank
Larchmont Federal S & L Association
Lehman Brothers Bank
Love Funding
Mahopac National Bank
Mansfield Mortgage
Marine Midland Bank
Medallion Funding Corporation
Meritor Credit Corporation
Merrill Lynch Mortgage
Merrill Lynch Relocation
Metro Bank
Metropolitan Funding
Metropolis Capital
Midlantic Mortgage Corporation
The Money Store
The Mortgage Center
Mutual Bank
Nazarene Credit Union
National Cooperative Bank
National Westminster Bank U. S. A.
New York Community Bank
New York National Bank
Orange Bank & Trust Co.
Omega Funding Group
Ocwen
PCSB
Palisades Federal Credit Union
People's Mortgage
Peoples Westchester Savings Bank
PMI Mortgage Insurance Company
Preferred Mortgage
Prudential Mortgage Company
Putnam County National Bank

Real Estate Recovery, Inc.
Resolution Trust Company
Resource Funding
Roosevelt Savings Bank
Scarsdale National Bank
Seacoast Mortgage
Service First
Signature Bank
Society for Savings
Sound Federal Savings & Loan Association
Statewide Zone Capital Corp.
Tarrytown and North Tarrytown Savings & Loan Association
TD Bank
Titan Capital
Tompkins Trust
Tompkins Community Bank
Tremont Federal Savings & Loan Assoc.
UBS Warburg Real Estate
Ulster Saving Bank
Union State Bank
United Northern Federal Savings Bank
USA Bank
U.S. Mortgage
Village Savings Bank
Wachovia Corporation
Washington Federal S & L Association
Welcome Home Realty
Wells Fargo
Westfair Funding Corporation
Westchester Bank
Westchester Federal Savings Bank
Williamsburgh Savings Bank
Wallkill Valley Federal Savings & Loan

PAUL A. ALFIERI, III, MAI
APPRAISAL EXPERIENCE
APPRAISALS OF NOTABLE PROPERTIES

AKZO Property, Lawrence St, Ardsley
CIBA Geigy Property, Greenburgh
Cemetery, Clinton Rd, Bedford
Self Storage, 34 Norm Av, Bedford
Supermarket, 747 S Bedford Rd, Bedford
Readers Digest HQ Property, Chappaqua
Gas Pipeline Easement/Rental, Cortland
Sewer Plant, Cortlandt/Croton
Dockominiums, Half Moon Bay, Croton
Village Hall, 1 Van Wyck St, Croton
Former Brewery, 145 Palisade Av, Dobbs Ferry
AKZO Property, Danforth Av, Dobbs Ferry
Motel, 22 Tarrytown Rd, Greenburgh
Motel 290 Tarrytown Rd, Elmsford
Police/Court Bldg, 188 Tarrytown Rd, Greenburgh
Town Hall, 177 Hillside Av, Greenburgh
Library, Tarrytown & Knollwood Rd, Greenburgh
Church, 2102 Saw Mill River Rd, Greenburgh
Midway Shopping Ctr, Central Prk Av, Greenburgh
Greenville Shopping Ctr, Central Prk, Greenburgh
Con Ed Transmission Lines, Greenburgh
Office/Lab, Landmark at Eastview, Greenburgh
Hotel, 670 White Plains Rd, Greenburgh
Subdivision, W Hartsdale Av, Hartsdale
Newspaper HQ Property, 1 Gannett Dr, Harrison
Subdivision, 2025 Westchester Av, Harrison
Hotel, 80 W Red Oak Ln, Harrison
Willow Ridge Country Club, 123 North St, Harrison
Pepsico HQ, 700 Anderson Hill Rd, Harrison
Office, 2975 Westchester Ave, Harrison
Andrus Retirement Community, Hastings
Waterfront Industrial, River St, Hastings
Hotel, 18 24 Saw Mill River Rd, Hawthorne
School, Bradhurst Av, Hawthorne
Subdivision, S Broadway, Irvington
Subdivision, Mulligan Ln, Irvington
Waterfront Industrial, Irvington
Larchmont Yacht Club, Larchmont
McMichael Boat Yard, Mamaroneck
Nichols Boatyard, Mamaroneck
Mamaroneck Boat & Motor, Mamaroneck
Mamaroneck Beach & Yacht Club, Mamaroneck
St Johns Church, Cortlandt Av, Mamaroneck
Badger Swim Club, Rockland Av, Mamaroneck
Derektors Ship Yard, Mamaroneck
Church, 19 10th Av, Mt Vernon
YMCA, 20 S 2nd Av, Mt Vernon
Church, 52 S 6th Av, Mt Vernon
Synagogue, Crary Av, Mt Vernon
Supermarket, 960 Broadway, Thornwood
Glen Island Casino Catering, New Rochelle
Marina, 101 Harbor Ln W, New Rochelle
Auto Dealer Portfolio, New Rochelle
New Rochelle City Yard, Main St, New Rochelle
Wright Island Marina, Drake Av, New Rochelle
Church, Stratton Rd, New Rochelle
Imperial Yacht Club, Davenport Av, New Rochelle

Reservoir, Weaver St, Larchmont/New Rochelle
Neptune Marina, Davenport Av, New Rochelle
YMCA, 540 Weyman Av, New Rochelle
Iona College Dormitory Sites, New Rochelle
Dudleys Marina & Restaurant, New Rochelle
Beckwith Beach Club, New Rochelle
Westerly Marina, Westerly Rd, Ossining
City Development Site, Lower South St, Peekskill
Peekskill Waterfront Properties, Peekskill
St Peter's Episcopal Church, Port Chester
Land Underwater, N Main St, Port Chester
Village Development Site, Port Chester
DPW Waterfront, Fox Island Rd, Port Chester
Village Hall, 222 Grace Church St, Port Chester
Police/Court, 350 N Main St, Port Chester
Masonic Temple, 356 Irving Av, Port Chester
United Hospital, 406 Boston Post, Port Chester
Alba's Restaurant, Port Chester
Doral Conference Center, Rye Brook
Hotel, Rye Town Hilton, Rye Brook
Rye Ridge Shopping Center, Rye Ridge
Office, Rye Ridge Plaza, Rye Brook
Washington Park Plaza SC, S Ridge St, Rye Brook
BOCES, Berkley Dr, Rye Brook
Office Complex, 1-6 International Dr, Rye Brook
Phelps Hospital, N Broadway, Sleepy Hollow
General Motors Property, Sleepy Hollow
Pepsico Offices, Pepsi Way, Somers
Former Pepsico Offices, Pepsi Way, Somers
Former IBM Facility, Somers
Anglebrook Golf Club, Somers
Gas Pipeline Easement/Rental, Somers
YMCA, 62 Main St, Tarrytown
Hackley School, Midland Av, Tarrytown
Hotel, Axe Castle, Tarrytown
Bayer Property, Benedict Av, Tarrytown
Kraft Property, S Broadway, Tarrytown
Halpern Office Portfolio, Tarrytown
Mack Cali Office Portfolio, Tarrytown
Christiana Office, White Plains Rd, Tarrytown
Tappan Zec Bridge, Quay DOT Taking, Tarrytown
Self Storage, 160 Wildey Av, Tarrytown
Self Storage, Depot Plaza, Tarrytown
Washington Irving Boat Club, Tarrytown
NYCDEP Site, Columbus Av, Thornwood
Retirement/Nursing, Westchestr Meadws, Valhalla
Trump Tower, City Pl, White Plains
Office, 7 Renaissance Sq, White Plains
Parking Garage, Renaissance Sq, White Plains
Windward School, Windward Av, White Plains
Office, 1 N Broadway, White Plains
Pepe Auto Dealerships, White Plains, New Rochelle
Office, 34 44 S Broadway, White Plains
Pavilion Shopping Ctr, S Broadway, White Plains
Church, 65 Lake St, White Plains
Sears, 100 Main Street, White Plains
Office 140, 150 Grand St, White Plains

Office, 1 N Lexington Av, White Plains
 Apartments, Bank St Commons, White Plains
 Bloomingdales, Bloomingdale Rd, White Plains
 DOT Surplus Land, White Plains
 Office, 199 Main St, White Plains
 Office, 333 Westchester Av, White Plains
 Macys, Martine Av, White Plains
 County Courthouse, Grove Rd, White Plains
 Schurmacher Nursing Home, White Plains
 Office, 1 Lexington Av, White Plains
 YMCA, Mamaroneck Av, White Plains
 Saks Fifth Ave., Bloomingdale Rd, White Plains
 March of Dimes Office, White Plains
 Gas Pipeline Easement/Rental, Yorktown
 DOT Surplus Land, Crompond Rd, Yorktown
 Office, 2649 2651 Strang Blvd, Yorktown
 Crompond Crossings Shopping Ctr, Yorktown
 Self Storage, 2720 Lexington Av, Yorktown
 Chicken Island Parcels, Yonkers
 Religious/School, Van Cortlandt Park Av, Yonkers
 Nursing Home, 304 Palisade Av, Yonkers
 Amackassin Club, Palisade Av, Yonkers
 CSX Railroad Land, Babcock Av, Yonkers
 Consumers Union Office HQ, Truman Av, Yonkers
 Ferncliff Manor School, Saw Mill Rvr Rd, Yonkers
 Church, 320 Walnut St, Yonkers
 Waterfront Development Sites and Land Underwtr
 Tara Circle School, Mansion, N Broadway, Yonkers
 Church, 77 High St, Yonkers
 Easement, Glenwood Av waterfront, Yonkers
 Easement, Midland Av, Yonkers
 Sewer Easements, Temporary Easements, Yonkers
 Construction Easements, Waterfront, Yonkers
 Vacant Roadbed, Pearl St, Yonkers
 Vacant Roadbed, Saw Mill River Rd, Yonkers
 Shopping Center, Yonkers Shopping Ctr, Yonkers
 Several Shopping Centers, Central Park Av, Yonkers
 DOT Surplus Land, Central Park Av, Yonkers
 Church, 306 Rumsey Rd, Yonkers
 City Library, 5 Main St, Yonkers
 Mitchell Lama Apartments, Riverdale Av, Yonkers
 Toys R Us, Central Park Av, Yonkers
 Tanglewood Shopping Ctr, Central Prk Av, Yonkers
 High Ridge Shopping Ctr, Central Prk Av, Yonkers
 Central Plz Shpping Ctr, Central Prk Av, Yonkers
 Low Income Housing, 4 Properties, Yonkers

Shopping Center/Retail Portfolio, Westchester Cty
 Westchester County Correctional Facility;
 Detention - Temporary Housing Facility, Valhalla
 Westchester County Campus Operations Facility; Val
 Westchester County Park Easements; Croton
 Westchester County Easements; Yonkers, Tuckahoe
 Westchester County Easements; Bedford

Shopping Center/Retail Portfolios, Bronx
 Multilevel Owner Office Portfolio - Estate, Bronx
 Flexible Use Properties, Bronx

Apartment Bldg, 31-38 36th Street, Astoria, Queens
 Apartment Bldg, E 94th St, Manhattan
 Nichols Boatyard, Hylan Av, Staten Island
 Apartment Portfolio, Harlem, Manhattan
 Office Tower, 14 E 38th Street, Manhattan

Senior Housing Site, Stoneleigh Av, Carmel
 113 Acre Subdivision, Nichols St, Kent

Estate of Elizabeth Ross Johnson - 1,200 acre, 3
 Farm Estate Property, Millbrook and Washington

Electric Substation Value Analysis, Rte 22, Dover
 Electric Substation Value Analysis, Poughkeepsie
 Gas Substation Value Analysis, Kingston
 Office/Retail Portfolio, Dutchess Cty
 Office, 60 Merritt Blvd, Fishkill
 Hotel, 50 Red Oak Mills Rd, LaGrange
 Subdivision, Meadowbrook Ct, Patterson
 Hotel, 2170 South Rd, Poughkeepsie
 150 Acre Residential/Commercial Site, Putnam Vly
 Office/Flex, Myers Corners Rd, Wappinger Falls
 Shopping Center, Rte 82, Lagrangeville
 Self Storage Facility, Dutchess County
 Supermarkets, Hudson, Columbia Cty

Boat Slip/Marina, Nyack
 Shopping Center, 191 195 S Main St, New City
 Shopping Center Portfolio, Rockland Cty
 Apartment Portfolio, Spring Valley
 Religious School, Rt. 360, Monsey

Industrial Site, River Rd, New Windsor
 53 Acre Senior Housing Site & Lake, New Windsor
 Middletown Psychiatric Ctr, Middletown
 DOT Surplus Land, Wallkill
 Vacant Land Taking, W Main St, Maybrook
 Shopping Center, Blooming Grove
 Shopping Center, 232 Main St, New Paltz, Ulster
 Two Self Storage Facilities, Monticello, Sullivan
 Orange & Rockland Utility, Inc., S. Blooming Grove
 311 Acre Site, Rt. 9W and River Rd, Esopus
 170 Acre Site, Railroad Av, Ulster

Shopping Centers, Hempstead Levittown, Nassau

Former Erie Rail Line, Chester to Newburgh

Numerous Cell Tower Site Sale & Rental Analyses;
 Electric Substation; Gas Pipeline and Solar Array
 Sale Reports in Westchester, Bronx, Manhattan,
 Nassau, Suffolk, Rockland, Orange, Ulster, Putnam,
 Dutchess, Clinton, Monroe and Montgomery
 Counties.

UNIQUE ID NUMBER

46000007750

State of New York
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control
No. 1549777

PURSUANT TO THE PROVISIONS OF ARTICLE 26 OF THE
EXECUTIVE LAW AS IT RELATES TO H.E. APPRAISERS

EFFECTIVE DATE

MO | DAY | YR
03 | 01 | 85

ALFRED PAUL A III
C/O LANE APPRAISALS INC
178 MYRTLE BLVD
LARCHMONT, NY 10538

EXPIRATION DATE

MO | DAY | YR
03 | 22 | 86

HAS BEEN ONLY CERTIFIED TO TRANSACT BUSINESS AS A
GENERAL APPRAISER

In Witness Whereof The Department of State has caused
its seal and its signature to be hereunto set

ROBERT J. ROHRBAUGH
SECRETARY OF STATE