



**Alfred A. (Chip) Hamilton, MAI**  
**State-Certified General Real Estate Appraiser RZ714**

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*Business Address*

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*Professional Memberships & Licensing*

- ❖ MAI Member, Appraisal Institute, Certificate No. 7219 (1985)
- ❖ State-Certified General Real Estate Appraiser RZ714, State of Florida
- ❖ SRA Member, Appraisal Institute (1983)
- ❖ Member, East Florida Chapter of the Appraisal Institute

*Career Background*

Full time fee appraiser working statewide, but mostly in the Volusia/Flagler County market since 1976.

*Educational Background*

Bachelor of Science in Business Administration, Real Estate and Urban Land Studies; University of Florida, 1969

*Appraisal Education*

In addition to the courses required to earn my BSBA Degree in Real Estate and those required by the Appraisal Institute for my professional designations, I have completed over 400 hours of continuing education. Included are the following courses and seminars completed within the past 10± years:

- ❖ “Rates and Ratios Used in Income Cap”, 5/98, Daytona Beach, Florida
- ❖ “Highest and best Use Applications”, 9/98, Orlando, Florida
- ❖ “Florida Appraisers Law Update”, 9/98, Orlando, Florida
- ❖ “Standards of Professional Practice”, 9/98, Orlando, Florida
- ❖ “Small Hotel/Motel Valuation”, 10/98, Orlando, Florida
- ❖ “Valuation of Local Retail Properties”, 9/99, Daytona Beach, Florida
- ❖ “Valuation of Detrimental Conditions in Real Estate”, 11/99, Orlando, Florida
- ❖ “Value of Partial Interests – Divided”, 9/2000, Orlando, Florida
- ❖ “USPAP & Florida Core Law”, 10/2000, Orlando, Florida
- ❖ “Litigation Skills for the Appraiser”, 5/2001, Orlando, Florida
- ❖ “Real Estate Fraud”, 2/2002, Orlando, Florida
- ❖ Course 800 - “Separating Real and Personal Property from Intangible Bus. Assets”, 3/2002, Boca Raton, Florida
- ❖ “Analyzing Commercial Lease Clauses”, 9/2002, Orlando, Florida
- ❖ “Introduction to GIS Applications”, 9/2002, Online/Appraisal Institute
- ❖ “Appraisal Consulting”, 2/2003, Orlando, Florida
- ❖ “USPAP Update”, 3/2004, Palm Coast, Florida
- ❖ “Florida Core Law”, 3/2004, Orlando, Florida
- ❖ “Using GIS, Graphics, FTP, etc.”, 3/2004, Orlando, Florida
- ❖ “Special Purpose Properties”, 5/2004, Orlando, Florida
- ❖ Seminar ACE #7257, Scope of Work, 2004
- ❖ Real Estate Finance, Value & Investment Performance; 2005
- ❖ Seminar ACE #7547, Subdivision Valuation, 2006
- ❖ “USPAP Update & Florida Core Law”, 3/2006, Orlando, Florida
- ❖ “Appraisal Scope Of Work: Burden or Blessing “ – Teleconference, 04/2006
- ❖ “Cool Tools – New Technology For Appraisers”, Altamonte, 02/2007
- ❖ “Business Practices and Ethics”, Altamonte Springs, FL, 5/11/07
- ❖ “Analytics with Site to do Business”, Tallahassee, FL, 10/2007
- ❖ “Forecasting Revenue”, Altamonte Springs, FL, 1/2008
- ❖ “USPAP Update & Florida Core Law”, 10/2008, Melbourne, Florida
- ❖ “Supervisor/Trainee Roles & Relationships under Florida Law:”, 10/2008, Melbourne, Florida
- ❖ “Appraising Distressed Commercial Real Estate”, 11/2008 – Webinar
- ❖ “Develop Effective Marketing Plan”, 03/2009 - Webinar

### *Appraisal Education Cont'd.*

- ❖ “Appraising Distressed Commercial Real Estate”, 8/2009, Orlando, Florida
- ❖ “Appraisal Curriculum Overview”, 02/2010, Orlando, Florida
- ❖ “Land, Condo & Subdivisions - Solutions for Hard to Value Assets” - Teleconference 03/2010
- ❖ “USPAP Update”, 06/2010, Daytona Beach, Florida
- ❖ “Florida Law Update”, 08/2010, Daytona Beach, Florida
- ❖ “Supervisor/Trainee Roles & Relationships”, 08/2010, Florida

### *Appraisal Reports Prepared in the Following Counties*

Volusia, Flagler, Brevard, St. John's, Nassau, Clay, Putnam, Seminole, Lake, Orange, Dade, St. Lucie, Polk, Alachua, Suwannee, Hamilton, Lafayette, Levy, Hernando, Citrus, Pinellas, Franklin, Marion, and Sarasota.

### *Types Of Appraisal Assignments*

Vacant land and acreage, subdivisions, mobile home parks, luxury condominium apartment projects, motels/hotels, banking facilities, warehouses, industrial, rental apartment projects, retail stores, shopping centers, office buildings, gas station/convenience stores, restaurants, churches, manufacturing plants, moving and storage facilities, golf courses and country clubs, campgrounds and recreation areas, mini-warehouse storage facilities, condemnation, litigation and market/feasibility studies.

### *Purposes Of Appraisals*

Financing, acquisition or disposition, insurance purposes, governmental acquisition (for both acquiring authorities and property owners), eminent domain proceedings (for both condemning authorities and property owners), litigation, estate tax purposes and estate planning.

### *Expert Witness Qualification*

Qualified and accepted as an expert to give opinion testimony on real estate valuation in Circuit Courts in Volusia, Flagler, Brevard, St. Johns, Citrus, and Suwannee Counties, in Federal Bankruptcy Court in Orlando and Jacksonville, Florida and in Federal Tax Court in Tampa, Florida.

### *Partial List Of Clients*

#### **Government Agencies**

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|--|--------------------------------|
| ❖ Florida Department of Transportation           | ❖ Halifax Health               |
| ❖ Florida Department of Environmental Protection | ❖ City of Daytona Beach        |
| ❖ Florida Department of Forestry                 | ❖ City of Daytona Beach Shores |
| ❖ Florida Department of Management Services      | ❖ City of Holly Hill           |
| ❖ Florida Inland Navigation District (FIND)      | ❖ City of Ormond Beach         |
| ❖ Flagler County                                 | ❖ City Of Palm Coast           |
| ❖ Flagler County School Board                    | ❖ City of Port Orange          |
| ❖ County of Volusia                              | ❖ City of South Daytona        |
| ❖ Volusia County School Board                    | ❖ Ponce de Leon Port Authority |
| ❖ Marion County                                  | ❖ Town of Ponce Inlet          |
| ❖ Bethune Cookman College                        | ❖ City of Flagler Beach        |
| ❖ Daytona Beach Community College                | ❖                              |

#### **Banks and Financial Institutions**

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|--|----------------------------------|
| ❖ Independent Bankers Bank               | ❖ Legg Mason Real Estate Service |
| ❖ Bank of America                        | ❖ NorthMarq Capital              |
| ❖ BB&T                                   | ❖ Peoples First Community Bank   |
| ❖ Colonial Bank                          | ❖ Regions Bank                   |
| ❖ Compass Bank (CBRE)                    | ❖ Sunshine State Bank            |
| ❖ RBC Bank                               | ❖ SunTrust Bank                  |
| ❖ Fifth Third Bank                       | ❖ Surety Bank                    |
| ❖ First National Bank of Central Florida | ❖ East Coast Community Bank      |
| ❖ Prosperity Bank                        | ❖ Wachovia Bank                  |
| ❖ Florida Capital Bank                   | ❖ Floridian Bank                 |

**Individuals**

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|--------------------|--------------------------------------|
| ❖ Attorneys        | ❖ Mortgage Bankers/Brokers           |
| ❖ Insurance Agents | ❖ Real Estate Investors & Developers |

**Businesses/Corporations**

- |                                   |                              |
|-----------------------------------|------------------------------|
| ❖ Florida Power and Light         | ❖ Daytona Beach News Journal |
| ❖ Attorneys Title Insurance Fund  | ❖ Ticor Title Insurance      |
| ❖ West Volusia Hospital Authority | ❖ CIA Developers             |
| ❖ United Parcel Service           | ❖ Vanguard Realty            |
| ❖ Port Orange Riverwalk           | ❖                            |

*Continuing Education Requirement*

The Appraisal Institute conducts a program of continuing education for its designated members. Members who meet the minimum standards of this program are awarded periodic educational certification. I, Alfred A. Hamilton, have completed the requirements under the continuing education program of the Appraisal Institute.