

QUALIFICATIONS OF THE APPRAISER

MICHAEL JOHN ALDIERI, MAI

EDUCATION

BENTLEY COLLEGE, Waltham, MA
Bachelor of Science Degree in Economics-Finance May, 1985;
Deans List Student

AMERICAN INSTITUTE OF REAL ESTATE APPRAISERS (now known as Appraisal Institute)

Successfully Completed:

- Principles of Real Estate Appraising - Course 1A1
- Basic Valuation Procedures - Course 1A2
- Capitalization Theory and Techniques Part A - Course 1BA
- Capitalization Theory and Techniques Part B - Course 1BB
- Case Studies in Real Estate Valuation - Course 2-1
- Real Estate Investment Analysis - Course 6
- Valuation Analysis & Report Writing
- Standards of Professional Practice

Recent Seminars Attended (Sampling):

- Residential Subdivision Seminar
- Discounted Cash Flow Analysis Seminar
- Uniform Commercial and Industrial Appraisal Form Seminar
- Non-Residential Demonstration Appraisal Report Seminar
- Attacking & Defending an Appraisal in Litigation
- Eminent Domain & Condemnation Appraisal
- Appraisal Office Management
- How Many Approaches to Value Are There Anyway?
- Supporting Sales Comp. Grid Adj.
- Partial Interest Valuation
- Feasibility Analysis, Market Value & Investment Timing
- Marketing and Valuation of Historic Properties
- Business Practices & Ethics
- USPAP
- Real Estate Agency in CT
- Title Searching
- Real Estate Financing Today
- The Truth About Mold
- Internet Search Strategies for Real Estate
- Cost Approach - Appraising Commercial Prop.
- Professional Guide to the URAR
- Current Trends in the Assessment of R.E.
- Analyzing Distressed Properties
- Small Hotel/Motel Valuation
- The Emerging Market to Market Valuation For Financial Regulators
- Appraising Convenience Stores
- Residential Design & Functional Utility
- Commercial Real Estate - Understanding Investment

WORK EXPERIENCE:

5/85 - Present: ALDIERI ASSOCIATES, INC.

Principal and Real Estate Appraiser. Responsible for appraising commercial, industrial, and residential properties to determine value for purchase, sale, mortgage and loan purposes. Has qualified as an "Expert Witness" in State Court. Currently a licensed real estate salesperson (Lic.# 007519) and licensed and certified (#RCG17) real estate appraiser within the State of Connecticut.

ASSOCIATION MEMBERSHIPS

MAI - Member of the Appraisal Institute (#9900)
Member of the Greater Hartford Board of Realtors

OTHER

- Director of the Connecticut Chapter of the Appraisal Institute (1995-1997).
- Served on the regional experience review committee for the Appraisal Institute.
- Former Co-chair of the Candidate Guidance Committee.
- Former Director of Bristol Boys & Girls Club
- Former Director of Bristol Preschool & Child Care Center
- Former Director of The Greater Bristol Chamber of Commerce, Inc.

Aldieri Associates, Inc.

Real Estate Appraisers and Consultants

QUALIFICATIONS OF THE APPRAISER

David J. Aldieri

EDUCATION

Boston College, Chestnut Hill, MA - 1989 *Magna Cum Laude* graduate of the Carol School of Management with a Bachelor of Science Degree in Finance.

David has successfully completed eight courses sponsored by the Appraisal Institute and well as 30+ seminars sponsored by the Appraisal Institute, the National Association of Realtors, and others.

STATE CERTIFICATION AND LICENSES

Currently certified as a general appraisal by the State of Connecticut (#RCG18). Has been certified since 1992.

WORK EXPERIENCE

Following graduation, David was employed by The Connecticut Bank and Trust Company as a staff Commercial Appraiser II. Responsibilities included the feeing and reviewing of commercial appraisals, as well as in house valuation analyses.

From May 1991, David has been employed by Aldieri Associates, Inc. He became an owner in the firm in 1996. Duties include the appraisal of commercial, industrial and multi-family real estate, including land, for mortgage purposes, litigation, investment decisions etc. David has testified in the State of Connecticut Court system as an expert witness. *Since 1991, the appraiser has completed over 2,500 commercial narrative appraisal reports of real property within the State of Connecticut.* Secondary duties include information technologies director and financial officer of the firm.

OTHER

- Current Board Member of Main Street Community Foundation and serve on investment, technology and scholarship committees.
- Past Board Member of Bristol Boys and Girls Club of Bristol, and Family Center Inc.
- Past President of the Bristol Rotary Club
- Past Treasurer of the Bristol Rotary Club
- Past Treasurer of the Karl Schwartz Bristol Rotary Scholarship Inc.
- Past Finance Board Member of Saint Matthew Parish.
- Served on various committees of other non-profit organizations including United Way and Bristol Hospital.

ALDIERI ASSOCIATES, INC. - PARTIAL LIST OF CLIENTS

Lending Institutions Currently Served

Farmington Bank
United Bank
People's United Bank
First Niagra Bank
T.D. Bank NA
Country Bank
Thomaston Savings Bank
Rockville Bank
Webster Bank
Bank of America
Liberty Bank
Ion Bank
Insurbank
Simsbury Bank
First Bristol Federal Credit Union
Windsor Federal Bank

Federal Government & State Agencies Served

City of Bristol
Connecticut Development Authority
Connecticut Housing & Financing Authority
Department of Housing & Urban Development (FHA)
Environmental Protection Agency, State of CT
Federal Home Loan Bank Board
F.D.I.C.
General Services Administration, Region I
Town of Plainville
Town of Plymouth
Town of Southington
Town of Burlington
United States Postal Service
United States Justice Department

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

MICHAEL JOHN ALDIERI
78 LARKSPUR LN
BRISTOL, CT 06010-2395

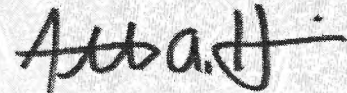
has been certified by the Department of Consumer Protection as a licensed

CERTIFIED GENERAL REAL ESTATE APPRAISER

License # RCG.0000017

Effective: 05/01/2016

Expiration: 04/30/2017



Jonathan A. Harris, Commissioner

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

DAVID J ALDIERI
PO BOX 796
BRISTOL, CT 06011-0796

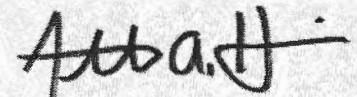
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