

**WAYNE CLARKSON**  
**STATE OF MAINE**  
**CERTIFIED GENERAL REAL ESTATE APPRAISER #1495**  
**LICENSE EXPIRATION DATE: 12/31/2010**

**EDUCATION**

B.S. in Business Administration, Norwich University, 1970

Appraisal Institute Course- Real Estate Appraisal Principles

Appraisal Institute Course- Basic Valuation

American Institute Course- Residential Valuation

Appraisal Institute Course- Capitalization Theory & Techniques

Appraisal Institute Course- 550, Advanced Applications

Appraisal Institute Course- Standards of Professional Practice and Code of Ethics Parts A & B

Appraisal Institute Course- Standards of Professional Practice, Part C

Appraisal Institute Seminar- Appraising Retail Properties

Appraisal Institute Seminar- Understanding Limited Appraisals

Appraisal Institute Seminar- Core Law Update

Appraisal Institute Seminar- Fair Lending

Appraisal Institute Seminar- Small Hotel/Motel Valuation

Appraisal Institute Seminar- GIS Applications for Real Estate

Appraisal Institute Seminar- Feasibility, Market Value, Investment Timing; Option Value

Appraisal Institute Seminar- Valuation of Detrimental Conditions in Real Estate

Appraisal Institute Seminar- Analyzing Operating Expenses

Appraisal Institute Seminar- Internet Search Strategies for Real Estate Appraisers

Appraisal Institute Seminar- Subdivision Valuation

Various Courses Sponsored by the State of Florida Appraisal Board

**RELATED WORK EXPERIENCE**

Licensed Real Estate Broker in the State of Florida from 1976 through 2005

Full time real estate appraiser and principal owner of Clarkson Appraisal Services from 1979-1999, Palm Harbor, Florida

Full time commercial real estate appraiser with Maineland Consultants since February 2000

Completed over 9,500 commercial and residential appraisals from 1979-2010

**PARTIAL LIST OF CLIENTS**

Key Bank

Bank of America

Citizens Bank

Gorham Savings Bank

Maine Bank & Trust Co

TD Bank

Saco & Biddeford Savings Institution

Ocean Bank

Northeast Bank

Bangor Savings Bank

Town of Kennebunk, Maine

Maine District Court

Ocean Communities FCU

Coastal Bank

Camden National Bank

Savings Bank of Maine

Kennebunk Savings

Pepperell Trust Co.

Sovereign Bank

Norway Savings Bank

Granite Bank

Butler Bank

Town of Berwick Maine

AmSouth Bank

Republic Bank

SouthTrust Bank

First Union Bank

Barnett Banks

Pinellas County Courts

Pasco County Courts

US Bankruptcy Court

FHA

Resolution Trust (RTC)

Internal Revenue Service

Individual Clients

## **MEMBERSHIPS AND CERTIFICATIONS**

Former designated member of the Appraisal Institute and the American Institute of Real Estate Appraisers from 1980 through 2005. Voluntarily resigned from the Appraisal Institute in 2005.

Former Certified General Appraiser in State of Florida 1990-2004

Maine Certified General Appraiser, License # CG1495

Former Chairman of Ethics Counseling Board of the West Coast Chapter of the Appraisal Institute.

Former Licensed Real Estate Broker in State of Florida, from 1976 until 2005.

## **SUMMARY OF APPRAISAL ASSIGNMENTS COMPLETED**

### RESIDENTIAL

Completed over 8,000 residential appraisals in the States of Florida and Maine from 1979 through 2005. Assignments range from single family homes, condominiums and multiplexes, completed on Uniform Residential Appraisal Report format. Value range from \$25,000 to \$6,500,000.

### MULTI FAMILY

Assignments range from small income properties to 100+ unit apartment buildings and condominiums. Government subsidized low income housing projects. Value range from \$70,000 to over \$25,000,000.

### OFFICE PROPERTIES

Assignments range from 800 sf. offices and office condominiums to 125,000 sf. Class A office, medical and bank buildings. Value range from \$50,000 to \$30,000,000.

### RETAIL

Assignments range from convenience stores, service stations, automated car wash facilities to community shopping centers. Value range from \$75,000 to \$9,000,000.

### WAREHOUSING & MANUFACTURING FACILITIES

Assignments range from small 1,000 sf. warehouse buildings to 100,000 sf. manufacturing plants, aviation repair hangers and mini storage warehousing. Value range from \$30,000 to \$15,000,000.

### RESIDENTIAL LAND

Assignments range from single family lots, proposed and existing subdivisions, having 5 to 250 lots; acreage parcels ranging from 1 to 1,000" acre parcels. Value range between \$10,000 to \$5,000,000.

### COMMERCIAL LAND

Assignments range from 5,000 sf. lots to 100" acres. Value range from \$15,000 to \$10,000,000.

### MOBILE HOME AND R. V. PARKS

Assignments range from 10 to 300 space Five Star Parks. Value range from \$75,000 to \$5,000,000.

### SUBDIVISIONS

Assignments range from 10 to 150 lot subdivisions. Value range from \$300,000 to \$8,000,000.

### HOTELS & MOTELS

Assignments range from 5-unit motels to " 150-unit signature hotels. Value range from \$100,000 to \$8,000,000.

### MARINAS

Assignments range from 10 slip marinas with retail store to " 200 wet slip and high and dry storage facilities. Value range from \$200,000 to \$5,000,000.