

**FRANCIS R. MONTELLO, JR., MAI/SRA/CMA
STATE OF MAINE CERTIFIED GENERAL APPRAISER #19
LICENSE EXPIRATION DATE - 12/31/2010**

Frank R. Montello, MAI has been an active real estate appraiser since 1981. During the past 20 years he has earned the reputation as a knowledgeable and versatile real estate professional. Frank has been a member of the Appraisal Institute since 1984. He earned his SRA in 1987, followed by a SRPA in 1990 and an MAI designation in 1994. Frank is also a Certified Maine Assessor and a Certified General Appraiser licenced in both Maine and New Hampshire. He is a former President of the Maine Chapter of the Appraisal Institute. Through the Institute and other professional associations he has developed a depth of skills, experience, and expertise in the valuation of both residential and commercial real estate.

Mr. Montello is an accomplished instructor and has taught appraisal courses for the Appraisal Institute, The Society of Real Estate Appraisers, the University of Southern Maine (CREE) the Maine Bureau of Taxation and the American Banking Association. He has qualified as an expert witness in Maine's District and Superior Courts, The Federal Bankruptcy Court (Boston) and the State of Maine Board of Assessment Review. He presently authors a monthly real estate column for the Portland Press Herald.

EXPERIENCE

1986 to Present

Maineland Consultants, Portland, Maine

Senior Staff Appraiser/Principal

Assignments include: Office, Retail, Industrial, Residential and Special Purpose Properties

January 1983 to
September 1986

Solari Services Co. - Independent Fee Appraiser

Office Manager

1979 to 1983

Thaddeus Thorne Surveying, Inc., Conway, NH

Land surveyor, licensed sewage disposal designer
and independent fee appraiser

EDUCATION

B.A., Local and Regional Planning

Plymouth State College

Plymouth, New Hampshire

Dual Major Associate Degree

Land Planning and Land Surveying

New Hampshire Vocational Technical College

Berlin, New Hampshire

APPRAISAL COURSES AND SEMINARS

Course 101 - Introduction to Appraising Real Estate

Course 102 - Applied Residential Property Valuation

Course 201 - Appraising Income Property

Course 202 - Applied Income Property Valuation

Seminar - Financial Calculations

APPRAISAL COURSES AND SEMINARS (Cont.)

Seminar - Appraisers' Liability
Seminar - Professional Practice
Seminar - Measuring Economic Obsolescence
Seminar- Appraising Special Purpose Properties
Seminar- Condemnation Appraising
Seminar- Appraising Non Conforming Properties
Seminar - Appraisal Litigation
Marshall & Swift Residential & Commercial Cost Seminars
The Basic Use & Understanding of the Marshall Valuation Service: Segregated Method
The Basic Use & Understanding of the Marshall Valuation Service: Calculator Method
Numerous Seminars on the URAR Form
Home Inspections & Structural Systems
Appraising From Blueprints and Specifications
Evaluating Commercial Construction
Appraising Convenience Stores
Real Estate Finance Statistics and Valuation Modeling
Business Practices and Ethics
Subdivision Valuation
Appraisal Consulting: A Solutions Approach for Professionals

PROFESSIONAL AFFILIATIONS

1991 Former President, State of Maine Chapter
 Appraisal Institute

1989-1993 Advisory Board Member
 Center for Real Estate Education and
 Research, U.S.M.

PROFESSIONAL QUALIFICATIONS

Member of the Appraisal Institute M.A.I. #9643
Senior Residential Appraiser - S.R.A.
Society of Real Estate Appraisers

State of Maine
General Certified Appraiser #CG00000019

State of New Hampshire
General Certified Appraiser #CG00000312

Environmental Assessment Consultant (EAC), a professional designation of the National Society of Environmental Consultants, Member 1995

Certified Maine Assessor - C.M.A.

INSTRUCTOR

I have taught the following appraisal courses for the Society of Real Estate Appraisers: 101, 102 and 310

I have taught the following appraisal courses for the Appraisal Institute: 110, 120, 210 and 310

I have developed and taught numerous courses and seminars involving the principals and procedures of real estate valuation to include USPAP and specific application(s) of the market, income and cost approaches to value.

PARTIAL LIST OF CLIENTS SERVED

Lending Institutions BankBoston, Key Bank, Maine Bank & Trust, Gorham Savings Bank, Maine Credit Holdings, Norway Savings Bank, TD Banknorth, N.A., Bank of America

Attorneys Ainsworth & Thelin, Thomas J. Peterson, Cloutier, Cloutier, Connolly & Barrett
Verrill & Dana, Jensen, Baird, Gardner & Henry

Relocation Companies Home Equity, Merrill Lynch, Prudential Relocation, Valuation Administrators, Better Homes & Gardens

Credit Unions Medical Services Credit Union, University Credit Union, Portland Regional Federal Credit Union

Expert Witness I have testified as an expert witness on appraisal matters in the following courts:

U.S. Bankruptcy Court
Boston, MA

Middlesex County Superior Court
Concord, MA

Cumberland County Superior/District Court
Portland, ME

State Of Maine Board of Assessment Review