

**WAYNE CLARKSON**  
**STATE OF MAINE**  
**CERTIFIED GENERAL REAL ESTATE APPRAISER #1495**  
**LICENSE EXPIRATION DATE: 12/31/2009**

**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 Mainland Consultants since February 2000  
Completed over 9,500 commercial and residential appraisals from 1979-2008

**PARTIAL LIST OF CLIENTS**

Key Bank	Coastal Bank	First Union Bank
Bank of America	Camden National Bank	Barnett Banks
Citizens Bank	Savings Bank of Maine	Pinellas County Courts
Gorham Savings Bank	Kennebunk Savings	Pasco County Courts
Maine Bank & Trust Co.	Pepperell Trust Co.	US Bankruptcy Court
TD Banknorth	Sovereign Bank	FHA
Saco & Biddeford Savings Institution	Norway Savings Bank	Resolution Trust (RTC)
Ocean Bank	Granite Bank	Internal Revenue Service
Northeast Bank	Butler Bank	Individual Clients
Bangor Savings Bank	Town of Berwick Maine	
Town of Kennebunk, Maine	AmSouth Bank	
Maine District Court	Republic Bank	
Ocean Communities Federal Credit Union	SouthTrust Bank	

## **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 space 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.



# State of Maine

DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION

BOARD OF REAL ESTATE APPRAISERS

**License # CG1495**

Be it known that: **WAYNE CLARKSON**  
**has qualified** as required by Title 032 MRSA Chapter 000123 and is  
licensed as an  
**CERTIFIED GENERAL APPRAISER**

**ISSUE DATE**

Jan 01, 2008

*Anne L. Head*

**EXPIRATION DATE**

Dec 31, 2009

—Director, Office of Licensing & Registration  
Authorizing signature

**ME 406809**