

DIRK E. THOMAS
STATE OF MAINE
CERTIFIED GENERAL REAL ESTATE APPRAISER #552
EXPIRATION DATE: 12/31/2010

EXPERIENCE

February 1999 - Present

Contract Real Estate Appraiser
Mainland Appraisal Consultants
30 Exchange Street
Portland, Maine 04101

July 1997 -February 1999

Operations Manager Real Estate Division
Dead River Company
49 Atlantic Place
South Portland, Maine

September 1990-July 1997

Real Estate Appraiser
Mainland Appraisal Consultants
30 Exchange Street
Portland, Maine 04101

1988-90

Commercial Real Estate Consultants - Principal
Completed numerous commercial real estate brokerage transactions. Responsible for evaluating and establishing sales prices for various commercial properties including multi-family complexes, office buildings, shopping centers, and land for development. Extensive experience in developing discounted cash flow analyses on investment properties as well as evaluating development proposals. Completed numerous detailed market studies for single family subdivision developments, shopping centers as well as many site location analyses for retail establishments. Performed several appraisal reviews for local lending institutions and consulted on developing marketing strategies to dispose of REO properties.

1987-88

McCann Commercial Brokers: General Manager with full operating responsibility for a commercial real estate company with 15 full time brokers and 4 support personnel. Responsible for proper evaluation and pricing of commercial properties listed for sale.

1985-87 McCann Commercial Brokers:
Sales Manager responsible for building a commercial division for the
McCann organization. Assisted in the evaluation of numerous commercial
properties including multi-family apartments, land for development,
motels, and small business properties.

1985 McCann Commercial Brokers: Real estate sales associate

1975-85 John T. Boyd Co., Denver Co.
Project Manager/Senior Geologist, responsible for evaluation of mining
projects throughout the U.S., Canada, South America and Australia.
Evaluation techniques included reserve estimation, market studies,
technical and financial feasibility.

EDUCATION

Society of Real Estate Appraisers
Professional Practice

Appraisal Institute
Capitalization Theory and Techniques A

Appraisal Institute
Capitalization Theory and Techniques B

Appraisal Institute
Course 202 Case Studies

Center For Real Estate Education
Real Estate Appraisal

Certified Commercial Investment Council
Realtors National Marketing Institute

Course 101 Fundamentals of Real Estate
Investment and Taxation.

Course 102 Fundamental of Location and Market Analysis.

Professional Development Seminar
Shopping Center Development.

Over 150 hours of course material covering investment evaluation,
marketing studies, feasibility studies and project development.

Tulsa University, Tulsa, OK
B.S. Earth Science 1974

USM Center For Real Estate Education
Instructor: Cost Approach
Land Valuation
Income Approach
Valuing Multi- Family Properties
The Income Approach and Then Some
Valuing 1- 4 multi-family Income Properties

ASSOCIATION MEMBERSHIP

State of Maine License and Certification #CG 552

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

PARTIAL LIST OF CLIENTS SERVED

Lending Institutions Peoples Heritage Bank, Key Bank of Maine, Saco Biddeford Savings and Loan, Fleet Bank, Maine Bank & Trust, Bank of Boston, Norway Savings Bank

Companies Dead River Company, Berman Associates Portland, Me., Greenberg Associates NY, NY., Princeton Properties, Lowell, Ma.

TYPES OF PROPERTIES APPRAISED

Land

Subdivision, Multifamily Apartment Sites, Retail Development Sites, Wetlands, Industrial lots and subdivisions, Commercial Development Sites, Condominium Development Sites, Gravel Pits

Commercial Properties

Office Buildings; Multi-tenant and Single User, Medical Office Space, Gas Stations, Apartment Buildings and Complexes, Retail Shopping Centers, Variety Stores, Restaurants, Mixed-use Buildings, Mini Self Storage Warehouses

Industrial

Single user Industrial Buildings, Flex Space Buildings, Garages, Manufacturing Facilities, Multi-tenant Industrial Buildings, Truck Terminals, Warehouses

Special

Tax Abatement Reviews, Tax Assessment Equalization Studies, Market Studies, Financial Feasibility Studies, Investment Analysis



State of Maine

DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION
BOARD OF REAL ESTATE APPRAISERS

License # CG552

Be it known that: **DIRK E. THOMAS**
has qualified as required by Title 032 MRSA Chapter 000123 and is
licensed as an
CERTIFIED GENERAL APPRAISER

ISSUE DATE

Jan 01, 2009

Anne L. Head

EXPIRATION DATE

Dec 31, 2010

—Director, Office of Licensing & Registration
Authorizing signature

ME 523708