



QUALIFICATIONS AS AN APPRAISER

MICHAEL J. ROGERS, MAI, SRA, AI-GRS

BIOGRAPHIC DATA:

- Born in Fort Myers, Florida, August 15, 1955.
- Married, with two children. Resident of Pensacola, Florida.

REAL ESTATE EXPERIENCE:

- President, Rogers Valuation & Acquisition, Inc., Pensacola, FL, September 13, 1996 — present
- Vice-President, G. Pratt Martin, Jr. & Assoc., Inc., Pensacola, FL, 6/89 — Sept. 12, 1996
- Employed as a fee appraiser, G. Pratt Martin, Jr. & Assoc., Inc., Pensacola, FL, 5/88 — June 1, 1989.
- Employed as fee appraiser, The Hufford-Green Company, Pensacola FL, 8/85 — 5/88.
- Employed as a fee appraiser, Richard L. Futral & Associates, Cape Coral, FL, 3/84 — 8/85.
- Vice President & Owner of Florida Southern Investment Corp, Realtors, Fort Myers, FL, 1981 — 3/84.
- Employed as a broker salesman by Thomas R. Baker & Associates, Fort Myers, FL, 1977 — 1981.

PROFESSIONAL AND TRADE AFFILIATIONS:

- Chairman Florida Real Estate Appraisal Board (February 1, 2010 – February 7, 2011)
- Vice-Chairman Florida Real Estate Appraisal Board (February 2009 – January 2010)
- Past Member Florida Real Estate Appraisal Board (June 12, 2007 – January 23, 2014)
- General Member of the Appraisal Institute (MAI #10888)
- Residential Member of the Appraisal Institute (RM #2373)
- Awarded the AI-GRS (Appraisal Institute – General Review Specialist) designation in December 2014
- Ex-officio & Chairman of the Nominating Committee-Northwest Florida Chapter of the Appraisal Institute (2003-Present); President (2000-2002); Vice President-Western Region (1999-2000); Residential Admissions Chairman (1997-2001).
- Pensacola Association of Realtors
- National Association of Realtors
- Florida Association of Realtors

LICENSES:

- State-Certified General Real Estate Appraiser RZ184 (Florida)
- Certified General Real Property Appraiser G00735 (Alabama)
- State of Florida Real Estate Broker License #0174637

EDUCATION:

- Graduated University of Florida, Gainesville, Florida, August 1977. Majored in Real Estate and Urban Development. Bachelor of Science in Business Administration degree.
- Former Adjunct Professor with the University of West Florida, Pensacola, Florida, instructing Real Estate Appraisal.
- Former Adjunct Professor with Pensacola Junior College, Pensacola, Florida, instructing Real Estate Appraisal.
- Completion of the Valuation of Conservation Easements Certificate Program

COURSES (Prior to January 1993):**DATE**

• Introduction to Appraising Real Property (Society of Real Estate Appraisers)	10/84
• Real Estate Appraisal Principles (American Institute of Real Estate Appraisers)	3/85
• Basic Valuation Procedures (American Institute of Real Estate Appraisers/Appraisal Institute)	3/85 & 3/91
• Recent Development in Income Property Valuation (American Institute of Real Estate Appraisers)	6/85
• Residential Valuation (American Institute of Real Estate Appraisers)	3/86
• Standards of Professional Practice (American Institute of Real Estate Appraisers/Appraisal I.)	7/86 & 9/93
• Capitalization Theory and Techniques (Part A) (American Institute of Real Estate Appraisers)	2/87
• R-41C Seminar	3/87
• Capitalization Theory and Techniques (Part B) (American Institute of Real Estate Appraisers)	8/87
• Case Studies in Real Estate Valuation (American Institute of Real Estate Appraisers)	3/89
• Report Writing and Valuation Analysis (American Institute of Real Estate Appraisers)	5/89
• Litigation Valuation (Appraisal Institute)	8/91
• Uniform Standards of Appraisal Practice (Appraisal Institute)	9/92
• Standards of Professional Practice (Part B) (Appraisal Institute)	9/92

COURSES (January 1993 – present):**DATE*****Appraisal Institute***

• Standards of Professional Practice (A & B)	8/93
• Depreciation Analysis	2/93 & 11/95
• Appraisal Review, Residential Properties	8/94
• Limited Appraisals & Reporting Options	11/94
• Experience Review Training Program	2/95
• Appraisal Guidelines	5/95
• Appraisal Theory	8/95
• Comprehensive Appraisal Workshop	8/95
• Architecture, Construction	2/96
• Highest and Best Use & Market Analysis	5/97
• Core Law for Appraisers	10/97
• Appraising From Blueprints	9/98
• Standards of Professional Practice (C)	4/99
• Partial Interest Valuation – Divided	1/00
• Partial Interest Valuation – Undivided	1/00
• Appraising Manufactured Housing	6/00
• Analyzing Operating Expenses	8/00
• Data Confirmation & Verification Methods	3/01
• Supporting Sales Comparison	8/01
• Real Estate Disclosure	4/02
• Appraisers and the Gramm-Leach-Bliley Act	5/02
• Real Estate Fraud	11/02
• Market to Market the next FIRREA	1/03
• Appraisal Consulting, “A Solutions Approach for Professionals”	1/03
• Appraisal Review	5/03
• Effective Appraisal Writing	8/03
• Timberland Appraisal Methods Seminar	2/04
• Land Valuation Adjustment Procedures	10/04
• Land Valuation Assignments	10/04
• USPAP Update 2004: Uniform Standards of Professional Appraisal Practice	11/04
• Florida Core Law-2004	11/04
• Technologies for R.E. Appraisers “Cool Tools”	8/05
• Feasibility Analysis, Market Value & Investment Timing: Introducing the Impact of Option Value	9/05

COURSES (January 1993 – present):**DATE*****Appraisal Institute (Con't)***

- Feasibility Analysis, Market Value & Investment Timing: Introducing the Impact of Option Value 9/05
- Rates & Ratios: Making Sense of GIMs, OARs, and DCFs 9/05
- Reappraising, Readdressing, Reassigning 11/05
- Scope of Work: Expanding Your Range of Services 11/05
- Business Practices & Ethics 11/05
- USPAP Update 2006: Uniform Standards of Professional Appraisal Practice 4/06
- Florida Core Law-2006 4/06
- Highest and Best Use Applications 9/07
- Real Estate Investing & Development – A Valuation Perspective 9/07
- Valuation of Conservation Easements 1/08
- Florida Law Update 5/08
- Supervisor Trainee Roles and Rules 5/08
- Hypothetical Conditions & Assumptions 5/08
- 7-Hour National USPAP Update Course 5/08
- Condemnation Appraising: Principles & Applications 5/09
- Uniform Appraisal Standards for Federal Land Acquisitions 2/10
- Analyzing the Effects of Environmental Contamination on Real Property 9/10
- Florida Supervisory Roles and Rules For Registered Trainees 9/10
- Florida Appraisal Law 9/10
- Attacking & Defending an Appraisal in Litigation 4/11
- The Lending World in Crisis-What Clients Need Their Appraisers to Know Today 5/11
- The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac 8/11
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets 3/12
- Online Business Practices and Ethics 7/12
- Qualitative Analysis, How and Why It Is Important 9/12
- 7-Hour National USPAP Equivalent Course 9/13
- 7-Hour National USPAP Update Course 7/14
- 3-Hour Florida Appraisal Law 7/14
- Review Theory – General 8/14

State of Florida

- Florida State Law & USPAP Review for R.E. Appraisers 2/96, 8/99 & 11/02
- Conservation Easement Conference (Florida Dept. of Environmental Protection) 6/02
- Conservation Easement Conference (Florida Dept. of Environmental Protection) 12/03

American Society of Farm Managers and Rural Appraisers

- Federal Land Exchanges & Acquisitions 8/00
- Timber and Timberland Valuation 1/01
- Conservation Easements (2-Day) 6/01

Miscellaneous Seminars and Classes

- NFWFMD Less Than Fee Seminar 8/99
- Environmental Seminar (Pensacola Board of Realtors) 9/99
- URAR Review Appraising (Faulkner State Community College) 7/07
- Valuing Real Estate in a Changing Market (Pensacola Association of Realtors) 9/07
- Gulf Coast Commercial Real Estate Summit IV & Market Review (University of South Alabama) 3/11
- National USPAP Update 3/12
- Florida Rule and Law Update 3/12

CLIENTELE:

Alabama Electric Cooperative Inc, American Pioneer Title Insurance Company, AmSouth Bank, Beggs & Lane Attorneys & Counsellors at Law, Bellsouth Telecommunications, CH2M Hill Inc, City of Fort Walton Beach, City of Pensacola, Clark Partington Hart Larry Bond & Stackhouse, DEP/Public Land Administration, Department of Environmental Protection, Department of the Navy, Emmanuel Sheppard & Condon, Escambia County Attorney's Office, Escambia County Solid Waste Management, Farm Credit of Northwest Florida, First American Title Insurance Company, Gulf Power A Southern Company, Hancock Bank, McDonald's Corporation, Moore Hill & Westmoreland PA, Okaloosa County Airport Authority, Okaloosa County Finance Department, Phillip A. Bates PA, Plum Creek, RBC Bank (USA)/RBC Builder Finance, Regions Bank, Santa Rosa County, Smith Sauer DeMaria & Johnson, Fifth Third Bank and Whitney National Bank.

Qualified as Expert Witness for the Circuit Court in Escambia, Lee, Walton, Bay & Santa Rosa Counties, Florida, and Federal Bankruptcy Court for the Southern District of Alabama and the Northern District of Florida.