

MIDLAND APPRAISAL ASSOCIATES, INC.

PROFESSIONAL QUALIFICATIONS DAVID C. SCHWANER, MAI, SREA

PROFESSIONAL MEMBERSHIP

Member – Appraisal Institute (formerly American Institute of Real Estate Appraisers and Society of Real Estate Appraisers)

Member Appraisal Institute (MAI) Certificate #4985

Senior Real Estate Analyst (SREA) Certificate #630

Society of Real Estate Appraisers

Vice Chairman – Analyst Admissions Committee; 1990

Member – Analyst Admissions Committee; 1984-1986, 1988-1989

Member – SREA Symposium Committee; 1987-1990

Director – Chapter #99; 1973-1978

President – Chapter #99; 1976-1977

Appraisal Institute

Member – General Comprehensive Examination Subcommittee; 1991, 1994-2000

Vice Chairman – General Comprehensive Examination Subcommittee; 1997-1998

Member – Symposium Committee; 1993-1997

Member – Appraisal Journal Board; 1993-1994

Member – Examinations Subcommittee (GAB); 1992-1994

Member – Real Estate Appraiser Board; 1992-1993

Vice Chairman – Real Estate Appraiser Board; 1991

Member – The Counselors of Real Estate, 1986-2002

Realtor Associate - Greater Rochester Association of Realtors, Inc., 1981-1993

Licensed Real Estate Salesman in New York State, 1967-1993

CERTIFICATION

New York State Certified General Real Estate Appraiser; ID #46000003300

EDUCATION

State University of New York College at Geneseo, New York, Economics Department - Management Science Curriculum, 3 years

Economics and Real Estate Appraisal sponsored by the Society of Real Estate Appraisers, American Institute of Real Estate Appraisers and Columbia Society of Real Estate Appraisers; 1965-1981, specialized training equivalent to 2 years of college

Accredited Fee Appraiser, Realty Operations Area, Equitable Life Assurance Society of the United State

Accredited Consultant Appraiser, New York State Department of Transportation

Registered Fee Appraiser, U. S. General Services Administration

Seminars: Capitalization, Feasibility Analysis, Condominium Appraising, Business Valuation, Hotel/Motel Valuation, Computer Applications, etc.

MIDLAND APPRAISAL ASSOCIATES, INC.

EXPERIENCE

Employment

Midland Appraisal Associates, Inc., Retired Partner & Employee Appraiser/Analyst, 2007-Present
Midland Appraisal Associates, Inc., Partner and Analyst, 1975-2007
Midland Research Corporation, Assistant Vice President, 1973-1975
Jeffers Appraisal Associates, Inc., Vice President and Treasurer, 1972-1973
Scott Appraisal Service, Inc., Senior Staff Appraiser, 1968-1972
Schwaner Associates, Staff Appraiser with Justus H. Schwaner, MAI, 1965-1968
Justus H. Schwaner, MAI, Appraisal Assistant with Justus H. Schwaner, MAI, 1960-1964

Scope of Assignments

Appraisal Review	FmHA Loan Applications
Buyer/Seller Transactions	Highest & Best Use Studies
Certiorari Proceedings	Investment Analysis
Condemnation Actions	Marketability Studies
Employee Transfer Plans	Real Estate Counseling
Estate Planning	Valuation of Easements
Excess Land Studies	Valuation for Financing
Feasibility Studies	Valuation for Real Estate Decision-Making

Property Types Appraised

Agricultural Properties	Marinas
Animal Hospitals	Medical Office Buildings
Apartment Projects	Mobile Home Parks
Banks	Nursing Homes
Car Washes	Office Buildings
Churches	Private Parking Garages
Cobblestone Dwellings	Private Proprietary Homes
Condominium Developments	Railroad Property
Department Stores	Restaurants
Drive-in Theaters	Service Stations
Enclosed Malls	Shopping Centers
Feed Mills	Ski Resorts
Firehouses	Transitional Acreage
Funeral Homes	Truck Terminals
Hospitals	TV Broadcast Facility
Hotels & Motels	Vineyards
Housing for the Elderly	Warehouses
Manufacturing/Industrial	Waterfront Properties

Qualified Expert Witness In

U.S. Bankruptcy Court	County Court - Erie County
U.S. District Court - Western District PA	County Court - Monroe County
NY State Court of Claims	County Court - Tompkins County
NY State Supreme Court	

MIDLAND APPRAISAL ASSOCIATES, INC.

REPRESENTATIVE LIST OF CLIENTS

FINANCIAL – NEW YORK STATE

Albank, Albany, NY
Bank of Castile, Castile, NY
BSB Bank & Trust Co., Binghamton, NY
Canandaigua National Bank, Canandaigua, NY
Citizens Bank, Rochester, NY
Elmira Savings & Loan, Elmira, NY
Fleet Bank, Buffalo, NY
HSBC Bank, Buffalo, NY
Key Bank, Syracuse, NY
Lyons National Bank, Lyons, NY
M & T Bank, Rochester, NY
Savings Bank of Utica, Utica, NY
Tompkins Trust Co., Ithaca, NY

CORPORATIONS

Alcan
Arnot Realty Corp.
American Brass Co.
Archer Daniels Midland Corporation.
Argonaut Realty, Div. GMC
Bausch & Lomb, Inc.
Cadbury Schweppes
Canandaigua Wine Co.
Chase Bank
Coca Cola
Columbia Sussex Corporation
Cornell University
Crossman Air Guns
Daemen College
Dresser Industries
Eastman Kodak Co.
Emhart Corp.
Federated Department Stores
Figgie International
Ford Marketing Div. FMC
Gannett Company
General Electric Co.
General Tire & Rubber Co.
Great Atlantic & Pacific Tea Co.
International Paper Company
International Salt Company
J.C. Penney Co.
Kohl's Department Store, Inc.
Kraft Foods
Mack Trucks, Inc.
The May Dept. Stores Company
McCullough Corporation
Nestlé USA
Owens-Illinois
R.F. Comm., Div. Harris Corp.
Schweizer Aircraft Corp.
Sears, Roebuck & Company
Seneca Foods Corporation
Toshiba Display Devices, Inc.
U.S. Ski Team
U.S. Steel Corporation
Valeo
Walmart Stores, Inc.
Waste Management Co.
Wegman's Enterprises, Inc.
Welch Foods, Inc.
Wickes Corporation
Xerox Corporation

FINANCIAL – OTHER

Amresco, Dallas, TX
Archon Financial LP, Dallas, TX
Citizens National Bank of Evansville, IN
Firststar Bank, Kansas City, MO
Fuji Bank, Ltd., London, England
GE Capital Corporation, Danbury, CT
Home Federal Savings & Loan, San Diego, CA
IDS Life Insurance Co., Minneapolis, MN
Midland Loan Services, Kansas City, MO
Perpetual Federal Savings Bank, Washington, DC
Provident Bank, Cincinnati, OH
St. Paul Federal Bank for Savings, Chicago, IL
United Bank of Kuwait, Ltd., London, England

GOVERNMENT

City of Canandaigua, NY
City of Corning, NY
City of Dunkirk, NY
City of Elmira, NY
City of Ithaca, NY
City of Lackawanna, NY
City of Rochester, NY
City of Syracuse, NY
County of Erie, PA
County of Monroe, NY
County of Tompkins, NY
County of Yates, NY
NY State Dept. of Environmental Conservation
NY State Dept. of Parks & Recreation
NY State Dept. of Transportation
NY State Urban Development Corporation
Rochester Genesee Regional Transit
School Districts
Fairport Central
Gananda Central
Gates-Chili Central
Ithaca City Central
Pittsford Central
Rush-Henrietta Central
Webster Central
Town of Bath, NY
Town of Big Flats, NY
Town of Brighton, NY
Town of Caledonia, NY
Town of Elmira, NY
Town of Erwin, NY
Town of Gates, NY
Town of Geneseo, NY
Town of Geneva, NY
Town of Henrietta, NY
Town of Horseheads, NY
Town of Macedon, NY
Town of Rotterdam, NY
Town of Seneca Falls, NY
Town of Southport, NY
Town of Victor, NY
Town of Webster, NY
U.S. Army Corps of Engineers
U.S. General Services Administration
U.S. Internal Revenue Service
U.S. Small Business Administration
Village of Clifton Springs, NY
Village of Sodus Point, NY