

# 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.  
Enhart 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