

MIDLAND APPRAISAL ASSOCIATES, INC.

**PROFESSIONAL QUALIFICATIONS
OF
JEFFREY S. JAMES**

EDUCATION: **Rensselaer Polytechnic Institute, Troy, NY**
Bachelor of Science in **Management** 1987

PARTIAL LIST OF COURSES ATTENDED/EXAMS SUCCESSFULLY COMPLETED

Appraisal Principals – I110 Las Vegas, NV	December 2001
Basic Income Capitalization – I310 Chicago, IL	February 2002
Uniform Standards of Professional Appraisal Practice - 410 Dedham, MA	June 2002
Advanced Income Capitalization – I510 New Brunswick, NJ/NY, NY	December 2002
Appraisal Procedures – I120 Columbus, OH	February 2003
Condemnation Appraising – SE720 Boca Raton, FL	November 2003
Integrating Appraisal Standards – Course 409 Syracuse, NY	March 2005
Successful Completion Online - Appraisal Institute	
General Market Analysis and Highest & Best Use 400G – Successfully challenged	June 2007
Report Writing and Valuation Analysis – II540 Denver, CO	June 2007
Advanced Applications – 550 Conshohocken, PA	December 2009
National USPAP Update – New York	September 2010
Business Practices and Ethics – N420DM	December 2011
Valuation of Mineral Rights – 3919-05 Utica, NY	November 2012
Appraising Retail Shopping Centers and Mortgage Underwriting	October 2013
Trial Components: Recipe for Success of Disaster	May 2014
7-hour National USPAP Update Course	April 2015
16 th Annual Case Studies – Valuation of upstate New York properties	June 2016

APPRAISAL EXPERIENCE:

9/15 – Present **Midland Appraisal Associates, Inc.**, East Rochester, New York
3/08 – 11/13 Industrial and commercial appraisal services including hospitality, nursing homes, stone/sand/gravel quarries and other going concern valuations. Performed tax assessment and estate valuations including court testimony. Performed transportation and utility right-of-way appraisals involving condemnation.

12/13 - 8/15 **James Appraisal**, Pittsford/Honeoye Falls, New York
9/03 – 2/08 Commercial, Residential and Municipal Appraisal Services in Upstate New York and New Hampshire. Under contract with New York and New Hampshire Departments of Transportation as of July 2004.

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9/00 – 9/04 **Rauseo & Associates**, Concord, New Hampshire
Performed over 150 appraisals for the New Hampshire Department of Transportation involving partial/full and before/after acquisitions of commercial, industrial and residential properties. Appraisals included environmentally contaminated properties and larger undeveloped land tracts.

11/02 – 6/03 **Emminger, Hyatt, Newton & Pigeon, Inc.**, West Seneca, NY
Associate Real Estate Appraiser performing New York Department of Transportation acquisition appraisals. (Route 104, Ridge Road Project)

LICENSES & APPROVALS: New York General Certified – Certificate # 46000043019
New York State Department of Transportation Approved Appraiser
New Hampshire Department of Transportation Approved Appraiser
Wells Fargo / Rels / Chase / Quantrix Approved Appraiser
Federally certified to perform appraisals for FHA insured mortgages

PROFESSIONAL ORGANIZATIONS Appraisal Institute – Candidate for Designation
International Right of Way Association – Former Member

REPRESENTATIVE LIST OF CLIENTS

FINANCIAL

Bank of Castile	Lyons National Bank
Canandaigua National Bank & Trust Co.	M & T Bank
Charter One Bank	MainStreet Lender
Citizens Bank	Mid-Atlantic Financial Partners
Custom Mortgage Solutions	Steuben Trust
Elmira Savings Bank	The Upstate Bank
Five Star Bank	Tompkins Trust Company
Genesee Regional Bank	Visions Federal Credit Union
HSBC Mortgage Corp.	Wells Fargo Bank
JP Morgan Chase Bank	Yaeger Treviso & Associates, Inc.
KeyBank of New York	

MIDLAND APPRAISAL ASSOCIATES, INC.

CORPORATIONS

Cincinnati Insurance Company
Conifer Development, Inc.
Constellation Brands, Inc.
Cornell University
D&S Pump Supply Co., Inc.
Farash Foundation
Finger Lakes Health
Genesee Valley Real Estate Co.
Holcim US Inc.
Inergy Midstream, LLC
Ithaca Neighborhood Housing Services

Linden Oaks Management Co.
Mark IV Construction
MSF Holding, LLC
Rochester Gas & Electric
S.B. Ashley Management Corp.
Southern Tier Economic Growth
The Nature Conservancy
The Trust for Public Land
University of Rochester
West Ridge OB/GYN

GOVERNMENT

City of Corning

City of Ithaca

City of Rochester

County of Monroe

Fairport Public Library

Town of Brighton

NYS Dept. of Environmental
Conservation (DEC)

Ontario County

Tompkins County

Town/Village of Horseheads

Village of East Bloomfield

LAW FIRMS/ATTORNEYS

Bond Schoeneck & King, PLLC

Davidson Fink LLP

Gates & Adams, PC

Harris Beach, PLLC

Harter Secrest & Emery, LLP

Holmberg, Galbraith, Van Houten &
Miller

Jerold F. Janata and Associates, PC

Lacy Katzen, LLP

Robert Jacobson, Esq.

Underberg & Kessler, LLP