

**QUALIFICATIONS OF RONALD AMES, MAI, SRA**

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**President, Ames Appraisal Services**

(A division of The Ames Organization, Inc)

Federal Tax I.D. # 59-1432314

(Since 1973)

[www.amesappraisal.com](http://www.amesappraisal.com)

<b>Boca Raton Office:</b> 17221 Hampton Boulevard, Boca Raton, Florida 33496
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**PREVIOUS POSITIONS:**

**Executive Vice President, Chief Real Estate Appraiser**

Transcontinental Mortgage Company and Parent Company,  
Metropolitan Mortgage Company (1967 to 1973)

**Real Estate Appraiser & Mortgage Loan Officer**

Financial Federal Savings and Loan Association,  
Miami Beach, Florida (1964 to 1967)

**PROFESSIONAL AFFILIATIONS:**

**MAI & SRA** Member of the Appraisal Institute, Member #6289

**Member** of the Florida Assoc. of Mortgage Brokers

**CERTIFICATIONS:**

Certified General Appraiser - State of Florida RZ 0000001

**PROFESSIONAL POSITIONS:**

**Past President:**

**Society of Real Estate Appraisers**, Greater Fort Lauderdale Chapter 204, SREA Designation (1974-75).

**Fla. Assoc. of Mortgage Brokers**, State of Fla., Miami Chapter **Society of Mortgage Consultants**

**National Association of Mortgage Brokers**

**Current or Prior Professional Positions:**

**Member:** Chapter Board of Directors, Appraisal Institute

**Chairman:** Chapter Public Relations Committee, Appraisal Institute; also Candidates Guidance Committee

**Captain:** Chapter Admissions Committee, Appraisal Institute

**Member:** Southeast Regional Panel, Appraisal Institute

**LICENSES:**

**Registered Real Estate Broker:** Licensed in the State of Florida

**Licensed Mortgage Broker:** State of Florida, Ames Mortgage Associates

**INSTRUCTOR OF REAL ESTATE COURSES:**

Instructor - **Real Estate Course #2** - University of Florida

Extension Division - Gainesville, Florida

Instructor - **Principle of Mortgage Lending** - Florida

International University - Miami, Florida

**QUALIFICATIONS OF RONALD AMES, MAI, SRA (Cont)**

<b>Recent and Specified Courses and Seminars Taken</b>			
<b>Program Title</b>	<b>End Date</b>	<b>Type</b>	<b>Hours</b>
Introduction to Conservatiion Easement Valuation	12/10/2010	Program	7
Business Practices and Ethics	12/3/2010	Program	7
Property Tax Assessment	5/14/2010	Program	4
Small Hotel/Motel Valuation	4/28/2010	Online	7
Florida Appraisal Laws and Regulations	4/10/2010	Online	3
Florida Supervisor/Trainee Roles and Relationships	4/9/2010	Online	3
2010-2011 National USPAP Update Equivalent	4/8/2010	Online	7
Argus Valuation - DCF	12/28/2009	Online	10
Inspecting the Residential "Green House"	4/3/2009	Program	3
An Introduction to Valuing Green Buildings	3/6/2009	Program	7
Energy Star and the Appraisal Process	11/7/2008	Online	3
Real Estate Investing & Development - A Valuation Perspective	7/15/2007	Program	7
A Client Perspective on the Appraisal Profession	7/16/2007	Program	4
The Real Estate Economy: What's in Store for 2008?	7/17/2007	Program	4
Making Sense of the Changing Landscape of Valuation: Cool Tools	7/17/2007	Program	4
Online Residential Design & Functional Utility	12/15/2006	Online	7
Online Analyzing Distressed Real Estate 12/15/2006 Online 4.0	12/15/2006	Online	4
The Canary in the Coal Mine:Energy Star & the Appraisal Proc	10/20/2006	Program	3
Business Practices and Ethics	12/9/2005	SPP	8
Florida State Law for Real Estate Appraisers	11/18/2005	Program	3
Mathematical Modeling (Seattle Ed. Session)	7/9/2005	Program	3.5
Internet Research	7/9/2005	Program	3.5
<b>Other Courses and Seminars Taken</b>			
Lost in Translation: Role of Technology in Comm. RE	7/8/2005	Program	3
Site To Do Business	7/8/2005	Program	3
Art & Science of Real Estate Feasibility	7/7/2005	Program	7
Computer Concepts & Effective Email Cmn. for RE Appraisers	8/13/2004	Program	10
Uniform Appraisal Standards for Federal Land Acquisitions	3/29/2003	Program	16
Gramm-Leach-Bliley Act	7/27/2002	Program	3
Separating Real & Personal Prop. from Intangible Bus. Assets	3/22/2002	Program	15
Eminent Domain Related Topics	2/xx/2003	Program	7
Online Appraisal of Nursing Facilities	12/31/2001	Online	7
Introduction to GIS Applications for Real Estate Appraisal	12/31/2001	Online	7
USPAP Florida Law for Appraisers	11/30/2001	Program	7
Real Estate Fraud: The Appr. Responsibilities & Liabilities	10/5/2001	Program	7
Standards of Prof. Practice, Part C	6/2/2000	SPP	16
SFWMD Appraisal Seminar: Valuation of Various Types of Vacant Land	May-00	Program	15
Condemnation Appraising: Advanced Topics and Applications	6/25/1999	Program	16
The Impact of Contamination on Real Estate Value (Taught by Ronald Ames)	7/18/1998	Program	3
Appraisal Considerations for Rural Properties in S.E. FL	5/15/1998	Program	11
Appraisal, Rural	5/9/1997	Program	11
Appraisal of Nursing Facilities	November-96	Program	7
Internet and the Appraiser	March-96	Program	7
Analysis, Shopping Centers	June-95	Program	7
Environment, Wetlands	May-95	Program	7
Market Analysis	September-94	Program	7
PowerLine Easements & Electro Magnetic Fields Effect on People/Value	April-94	Program	7
American with Disabilities Act (ADA Seminar)	February-94	Program	7

**QUALIFICATIONS OF RONALD AMES, MAI, SRA (Cont)**

**APPRAISAL ARTICLES PUBLISHED:**

1. Appraisal and Feasibility Analysis of Bowling Centers
2. Appraising Environmentally Sensitive Land
3. The Appraisal of a Business

**EDUCATION:**

B.A., Rutgers University, New Brunswick, New Jersey

<b>APPLICATION OF APPRAISALS</b>	
Arbitration	Gift and Estate Tax Matters
Bankruptcy	Litigation
Condemnation/Eminent Domain	Mortgage Loan Underwriting
Feasibility Analysis	Purchase or Sale
Foreclosure Proceedings	Real Estate Tax Appeals

**EXPERT WITNESS TESTIMONY:**

Federal Court - Dade Broward & Palm Beach Counties,  
Bankruptcy Courts in Dade and Broward Counties  
Circuit Courts in Dade, Broward, Palm Beach & Sarasota Counties  
Real Estate Tax Hearings

<b>TYPES OF PROPERTIES APPRAISED AND/OR FEASIBILITY STUDIES PREPARED</b>	
Agricultural Lands	Leasehold and Leased Fee Interests
Auto Dealerships	Mobile Home Parks
Bowling Centers	Office Buildings (Single User, Rental & Condominium)
Churches, Synagogues & Mosques	Rental Apartments
Condemnation/Eminent Domain	Residential Subdivision
Condominium	Schools for Child Care and Older
Environmentally Sensitive Lands	Shopping Centers & Store Buildings
Feasibility Analysis of Bowling Facilities	Single Family Residential Developments
Flex Buildings	Special Use Properties
Free Standing Office	Time Share Facilities
Funeral Homes & Mortuaries	Townhouses (Condominium & Rental)
Ground Leases, Recreational Leases, etc.	Truck Terminals
Hotels, Motels & Restaurants	Vacant & Developed Land - all uses
Industrial & Manufacturing Buildings	Warehouses (Condominium & Rental)

**QUALIFICATIONS OF RONALD AMES, MAI, SRA (Cont)**

<b>Client List</b>	
Akermann, Senterfitt	Gray, Robinson, P.A.
Alvarez, Armas & Borron	Gutter, Josepher, Ruffin & Sheehy, P.A., Attys.
American National Bank	Home Federal Bank
Arvida/JMB Partners	Hunt & Gross
BAC Bank	Katz, Barron, Squitiero & Faust, Attys.
BankAtlantic	Kaufman, Miller, Dickstein, Grunspan, Attys.
Becker & Polliakoff	Kluger, Peretz, Kaplan & Berlin
Business Capital Group (Div. of Bank of Alabama)	Lowe's Home Center, Inc.
Carlton, Fields	Mercantile Commerce Bank Bank
Children's Home Society of Florida	Ocean Bank
City of Fort Lauderdale	Ocean Capital
City of Hollywood	Office Depot
City of Lauderdale Lakes	Palm Beach Community Bank
City of North Miami	Peninsula Bank
City of Oakland Park	Ubaldo J. Perez, Jr, PA
City of Pembroke Pines	Ramco-Gershenson
City of Pompano Beach	Regions Bank
City of Wilton Manor	Richman, Greer
Cole, Scott & Kissane	Sabadell Bank United
Commerce Bank	Sawgrass Property Investments
Crown Bank	Shell Oil Co.
Dubosar	Shook, Hardy & Bacon
Evangelical Christian Credit Union	South Florida Water Management District
Fieldstone Lester Shear & Denberg LLP	Stearns, Weaver, Miller
First National Bank of South Miami	Summit Realty and Development Corp.
Florida Dept. of Environmental Prot	Tarmac
Florida Dept. of Transportation	The Nature Conservancy
Floridian Community Bank	(Tri-Rail) S Florida Transportation Authority
Fromberg, Perlow	Weitz & Luxenberg
General Services Administration	White & Case LLP