

QUALIFICATIONS OF PAUL K. BIDWELL MAI, SRA, ASA

State Certified General Real Estate Appraiser

Michigan and Ohio

President, Affinity Valuation Group, LLC

102 W. Chicago Boulevard, Suite 203

Tecumseh, MI 49286

Paul K. Bidwell, an owner and principal of Affinity Valuation Group, LLC, represents clients locally and regionally. He has provided real estate counseling and valuation services for a wide array of customers since 1984. Earlier professional work comprises both institutional and fee appraisal assignments that include many product types from residential to special purpose properties. His clients include lending institutions, local, state and federal government agencies, law firms, and individual property owners. He has also helped in the coordination of large work assignments involving multiple parcel appraisals for condemnation purposes. Mr. Bidwell has been previously engaged in writing appraisals for the Ohio and Michigan Departments of Transportation and the Michigan Department of Natural Resources.

He holds a Bachelor of Science degree from Michigan State University and a Master of Science degree from Eastern Michigan University. His professional memberships include the MAI and SRA designations from the Appraisal Institute, and the ASA Accredited Senior Appraiser designation from the American Society of Appraisers. Mr. Bidwell is currently a state certified general appraiser in the States of Michigan and Ohio.

Mr. Bidwell has been active in various professional committees including being the Chair of the Southeast Sub-Chapter of the Great Lakes Chapter of the Appraisal Institute for the year of 1996 and President of the Great Lakes Chapter for 2002. He was also a panel member of the Ethics & Counseling Division of the Appraisal Institute. This panel oversees appraisers' work product and provides peer-review to improve the overall work quality of members and affiliates of the Appraisal Institute. He also served two years on the Appraisal Institute's Appraisal Journal Review Panel as well as serving on the Public Relations Committee. Mr. Bidwell also is an Instructor of the Appraisal Institute.

EDUCATION

Degree:

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| 1983 | Bachelor of Science, Michigan State University, East Lansing Michigan. |
| 2000 | Master of Science, Eastern Michigan University, Ypsilanti, Michigan. |

Professional Education:

Recent successfully completed Real Estate Appraisal courses (from 2009 to present):

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| 2017 | Ignorance isn't Bliss: Understanding an Investigation by a State Appraiser Regulatory Board or Agency – Michigan, Great Lakes Chapter of the Appraisal Institute – Flint, MI. |
| 2018 | Complex Properties: The Odd Side of Appraisal – Online (McKissock) |
| 2018 | 2018-2019 National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course 7-Hour – Online (McKissock) |
| 2017 | Advanced Land Valuation: Sound Solutions to Perplexing Problems – Michigan, Great Lakes Chapter of the Appraisal Institute – Flint, MI. |
| 2016 | Capitalization Rates: Real World Applications – Michigan, Great Lakes Chapter of the Appraisal Institute – Grand Rapids, MI |
| 2016 | 2016-2018 National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course 7-Hour – Online (McKissock) |
| 2016 | Michigan Appraisal Law – Online (McKissock) |

2016	Appraisal of Owner-Occupied Commercial Properties – Online (McKissock)
2015	Appraisal of Land Subject to Ground Leases – Online (McKissock)
2015	Expert Witness for Commercial Appraisers – Online (McKissock)
2014	National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course 7-Hour - Flint, MI
2013	Complex Litigation Appraisal Case Studies – Flint, MI
2012	Appraisal Institute Course 833 – Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets – Flint, MI
2012	Appraising the Appraisal: Appraisal Review – General, Flint, MI
2011	Michigan Laws & Rules - Troy, MI
2011	National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course 7-Hour - Independence, OH
2010	National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course, 7-Hour - Strongsville, OH
2010	The Lending World in Crisis-What Clients Need Their Appraisers to Know Today, Appraisal Institute - Livonia, MI
2009	Appraising Distressed Commercial Real Estate: Here We Go Again, Appraisal Institute - Livonia, MI
2009	Real Estate Finance, Statistics, and Valuation Modeling, Appraisal Institute - Flint, MI
2009	National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course, 7-Hour - Strongsville, OH

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Designated members who meet the minimum standards of this program are awarded periodic educational certification. Mr. Bidwell is currently certified under this program through December 31, 2021.

PROFESSIONAL EXPERIENCE

2001 to Present	President, Affinity Valuation Group, LLC, Tecumseh, Michigan.
2005 to 2010	Associate Broker, Swisher Commercial, Ann Arbor, Michigan.
1994 to 2001	Vice President, Appraisal Associates SEM, Inc., Adrian, Michigan. Responsibilities included training, reviewing and supervising commercial staff appraisers.
1989 to 1994	Vice President, Dean Appraisal Company, Residential, Birmingham, Michigan. Responsibilities included training, reviewing and supervising staff appraisers.
1987 to 1989	Staff Appraiser, Standard Federal Bank, Troy, Michigan. Responsibilities included all facets of residential and non-residential real estate valuation for mortgage underwriting purposes.
1986 to 1987	Chief Appraiser, Record Data Inc., Troy, Michigan. Responsibilities included training, reviewing and supervising staff appraisers.
1984 to 1986	Staff Appraiser, Appraisal Services, Inc., Milwaukee, Wisconsin. Responsibilities included appraising residential real estate and supporting fieldwork to associate appraisers.

PROFESSIONAL MEMBERSHIPS

- Founding Member; Designated Appraiser Coalition
- Accredited Senior Appraiser (ASA #102555); American Society of Appraisers

- Designated Member (MAI #10,607); Appraisal Institute.
- Designated Member (CCIM #12355); CCIM Institute.
- Designated Senior Residential Appraiser (SRA) Member; Appraisal Institute.
- State-Certified General Real Estate Appraiser; State of Michigan (#1201000591).
- State-Certified General Real Estate Appraiser; State of Indiana (#CG49500048).
- State-Certified General Real Estate Appraiser; State of Ohio (#406347).
- Licensed Real Estate Broker; State of Michigan (#6504220529).
- REALTOR Member; Lenawee County Board of Realtors.
- Member; International Right of Way Association.

PROFESSIONAL ACTIVITIES

2013 to Present	Instructor, American Society of Appraisers
2007 to Present	Instructor, Appraisal Institute
2002	President, Great Lakes Chapter of the Appraisal Institute.
2008 to 2010	City of Tecumseh Downtown Development Authority (DDA)
2003 to Present	City of Tecumseh Planning Commission
2009 to Present	City of Tecumseh Zoning Board of Appeals (Chairperson)
2000 to 2003	Land Economics and Valuation Committee, Michigan Chapter of the International Right of Way Association.
2004	Public Relations Committee, Appraisal Institute
1999 to 2001	Appraisal Journal Review Panel, Appraisal Institute.
1992 to 1993	Member, Young Advisory Council, Appraisal Institute.
1992 to Present	Ethics and Counseling Review Panel Member, Appraisal Institute. Authored various articles for the "Candidates Corner" in the newsletter "Professionally Speaking" of the Southeast Michigan Sub-Chapter, Appraisal Institute.
1991	Member, Michigan Real Estate Appraiser Committee, State of Michigan Real Estate Appraiser Examination Program.
1990 to 1996	Board of Directors, Southeast Michigan Sub-Chapter, Appraisal Institute.

PUBLICATIONS

"Comprehensive Master Plans and their use in the Appraisal Process," The Appraisal Journal (July 2002): 291-297.

"Obsolescence: Form or Function," Real Property E-Journal 3rd Ed., American Society of Appraisers.

<http://www.appraisers.org>

COURSE DEVELOPMENT

2013	Created a 7-Hour real estate appraisal continuing education course called "Contemporary Valuation Issues Involving Industrial Properties".
2013	Created a 2-Hour real estate appraisal continuation webinar called "Contemporary Valuation Issues Involving Industrial Properties" that was presented nationally in January 2013 and recorded by the American Society of Appraisers (ASA).

SPEAKING ENGAGEMENTS

2014	Featured speaker at the American Society of Appraisers (ASA) International Appraisal Conference, Savannah Georgia with the topic being "Conservations Easements – Issues and Solutions."
2013	Featured speaker at the International Association of Assessment Officers (IAAO) International

Conference, Grand Rapids Michigan with the topic being "Conservation Easements -- Issues and Solutions".

2013 Featured speaker at the Mid- Michigan Chapter of Assessing Officers, Jackson, Michigan meeting with the topic being "Industrial Property Assessment Issues and Solutions".

2012 Featured speaker at the American Society of Appraisers (ASA) International Appraisal Conference, Phoenix Arizona with the topic being "Contemporary Valuation Issues Involving Industrial Properties".

APPRAISAL INSTITUTE INSTRUCTOR TEACHING EXPERIENCE

2014 Contemporary Valuation Issues Involving Industrial Properties, Great Lakes Chapter
2014 Litigation Assignments for Residential Appraisers: Doing Expert Work on Atypical Cases, Great Lakes Chapter
2012 Real Estate Finance, Statistics & Valuation Modeling, Great Lakes Chapter
2011 General Appraiser Income Approach - Part II, Great Lakes Chapter
2011 General Appraiser Income Approach - Part I, Great Lakes Chapter
2009 General Appraiser Sales Comparison Approach, Great Lakes Chapter
2008 General Appraiser Income Approach - Part II, Great Lakes Chapter
2008 General Appraiser Income Approach - Part I, Great Lakes Chapter

AMERICAN SOCIETY OF APPRAISERS INSTRUCTOR TEACHING EXPERIENCE

2014 2-Hour nationally broadcast webinar regarding Contemporary Valuation Issues Involving Industrial Properties, American Society of Appraisers
2013 Contemporary Valuation Issues Involving Industrial Properties, Detroit Chapter

AREAS OF SPECIALIZATION

Real estate valuation with an emphasis on commercial, industrial, multi-family, retail, subdivision, retail, properties and vacant land. Past valuation projects include special purpose properties, easement valuation, eminent domain, market valuations and providing expert witness services in accordance with the above types of valuations. In addition to the preceding services, Mr. Bidwell can provide land use consulting and planning issues from a financial and real estate analysis perspective.

TYPES OF ASSIGNMENTS

Agricultural Properties	Hotels and Motels
Apartment Buildings	Industrial, Heavy and Light
Automobile Dealerships	Land Use Planning Consultations
Bank Branch Offices	Medical & Dental Clinics
Condemnation, Eminent Domain	Office Buildings
Conservation Easement Valuation	Real Estate Tax Appeal Valuations
Development Parcels	Retail Stores
Department Stores	Subdivision Valuations
Estate Appraisals	Vacant Land
Farms, General	Wetland Valuations
Feasibility Studies	Zoning Appeal Consultation
Golf Courses	

STATE OF MICHIGAN CERTIFICATION

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING

M781772

CERTIFIED GENERAL APPRAISER
LICENSE

PAUL K BIDWELL

LICENSE NO.
1201000591

EXPIRATION DATE
07/31/2019

AUDIT NO
3158240

THIS DOCUMENT IS DULY ISSUED
UNDER THE LAWS OF THE STATE
OF MICHIGAN

STATE OF OHIO CERTIFICATION

No 2789

George V. Voinovich, Governor

State of Ohio

Nancy Chiles Dix, Director

Department of Commerce
ORIGINAL ISSUE DATE: 04/04/94



Division of Real Estate
CERTIFICATE NO.: 406347

STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING

CERTIFIED GENERAL REAL ESTATE APPRAISER

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: Paul K Bidwell
LIC/CERT NUMBER: 000406347
LIC LEVEL: Cert. General R. E. Appraiser - Reciprocity
CURRENT ISSUE DATE: 03/01/2018
EXPIRATION DATE: 04/04/2019
USPAP DUE DATE: 04/04/2020

THIS IS TO ACKNOWLEDGE THAT

BIDWELL, PAUL K.

HAS QUALIFIED UNDER THE LAWS AND REVISED CODE OF THE STATE OF OHIO AND THE REQUIREMENTS OF THE REAL ESTATE APPRAISER BOARD AND IS DULY CERTIFIED AND QUALIFIED TO ENGAGE IN THE PRACTICE OF GENERAL REAL ESTATE APPRAISAL.

Witness the seal of the Ohio Department of Commerce, Division of Real Estate and the signatures of this board this 5th day of April 1994.

Edward M. Douglas
Chairman
Lawrence Adell
Member
Robt. Patz
Member

Dennis J. ...
Member
John ...
Member
Donald ...
Member

This certificate is not valid unless renewed in accordance with state requirements.