

QUALIFICATIONS OF HARRY KEYS CLIFFORD

EDUCATION - ACADEMIC

1955 - 1958 Ohio State University.
1962 - 1965 LaSalle Extension University Law School.

EDUCATION - PROFESSIONAL

California State Board of Equalization. Numerous residential, commercial, industrial and rural courses.
Society of Real Estate Appraisers. Courses 101, 102, 201, and 202.
Appraisal Institute Courses 320, 410, 420, 510, 520, 530, 540, and 550.
Commercial Investment Real Estate Institute Courses 101, 201 and 301.

PROFESSIONAL DESIGNATIONS

Member of the Appraisal Institute, MAI #11407
Certified Commercial Investment Member, Commercial Investment R. E. Institute CCIM #8513
Certified General Appraiser, #AG008866, State of California.

ACTIVITIES - PROFESSIONAL

Co-authored appraisal and assessment textbook, Property Assessment Valuation, International Association of Assessing Officers, Chicago, Illinois (1977).
Chairman for the ten county committee for the appraisal of Cable Television systems.

QUALIFICATIONS - APPRAISAL RELATED

Appraisals: For sale, finance, estate and inheritance taxes, property tax appeal, condemnation and litigation purposes.
Properties: **Industrial** - Vacant land, warehouse, light industrial, R&D, truck terminal, brewery and factory properties
Commercial - Vacant land, strip retail, shopping center, general and medical/dental office building, parking lot, parking garage, hotel, hospital, service station and mixed use properties.
Residential - Vacant lot, tract land, single family, multi-family, condominium and resort properties.
Public - School, church, and possessory interest properties .
Review Appraisals: All types of properties, for sale, finance and litigation purposes.

QUALIFICATIONS - HEARING RELATED

Superior Court: Expert witness in Alameda and Contra Costa Counties.
Tax Appeals: Testimony before Alameda, Contra Costa, San Francisco, Sacramento and Santa Clara County Assessment Appeals Boards.

EXPERIENCE - GENERAL

1958 - 1960 Title Insurance
1960 - 1963 U.S. Army
1963 - 1966 Assistant Chief Title Officer, Northwestern Title, Oakland
1967 - 1992 Supervising Appraiser II, Alameda County Assessor's Office
1992 - 2000 Senior Appraiser, Betts & Associates
2000 - present Independent Appraiser - Clifford Appraisal Services

PARTIAL LIST OF CLIENTS

Individually or in association with other appraisers:
Government: Cities of Albany, Benecia, Berkeley, Oakland, Piedmont, Union City, Sacramento County, US Attorney Office, US Park Service, US Navy, Oakland Unified School District, BART, CALTRANS, FDIC and Regents of University of California.
Banks, S&Ls: Bank of America, First Community Bank, Mechanics Bank, Pacific Union Bank, Sonoma National Bank, Wells Fargo Bank, Luther Burbank Savings and Loan, and World Savings.
Title Ins. Cos: Chicago Title, Fidelity National Title, First American Title and Lawyers Title.
Attorneys: Crosby, Heafy, Roach and May, Fitzgerald, Abbott & Beardsley, Gong, Mitchell & Combs, Miller, Starr & Regalia and Provencher & Flatt.
Private Clients: Numerous