

QUALIFICATIONS OF RICHARD M. BETTS

EDUCATION - ACADEMIC

- Bachelor of Science, Business Administration, Real Estate/Urban Land Economics Field of Emphasis, University of California, Berkeley, 1962
- Master of Business Administration Degree, Real Estate/Urban Land Economics Field of Emphasis, University of California, Berkeley, 1963

EDUCATION - PROFESSIONAL

- **Courses:**
 - American Institute of Real Estate Appraisers:
 - S Theories and Principles of Real Estate Appraisal
 - S The Appraisal Process
 - S Eminent Domain
 - S Residential Properties
 - S Standards of Professional Practice
 - Society of Real Estate Appraisers: Special Applications of Appraisal Analysis
 - Appraisal Institute:
 - S Basic Income Capitalization
 - S Standards of Professional Practice, Part A
 - S Standards of Professional Practice, Part B
 - S Standards of Professional Practice, Part C
 - EDUCARE: Computer Applications in Real Estate Analysis
 - Merritt Community College: Real Estate Finance
- **Seminars:**
 - American Institute of Real Estate Appraisers
 - Society of Real Estate Appraisers
 - Appraisal Institute
 - International Right of Way Association
 - American Society of Appraisers
 - University of California Extension
 - Merritt Community College

PROFESSIONAL AFFILIATIONS AND LICENSES

- **Appraisal Institute**
 - Member, (MAI #4840), recertified
 - Senior Residential Appraiser, (SRA), recertified
- **American Society of Appraisers**
 - Senior Member, (ASA), in Real Estate, recertified
- **American Arbitration Association**
 - Member, Panel of Arbitrators, 1970-2002
 - Member, National Real Estate Valuation Council
- **California State Office of Real Estate Appraisers**, Certified General Appraiser (#AG006703)
- **California Real Estate Certificate**, from the California Real Estate Education Association

PROFESSIONAL ACTIVITY

- **AIREA** (American Institute of Real Estate Appraisers):
 - Member, National Editorial Board, 1975, and 1977-1982
 - National Textbook Committee, 1981-82
 - Vice-Chair, National External Affairs Committee, 1982
 - Member, Southwest Regional Professional Standards Panel, 1984-89
 - Director, Northern California Chapter, 1980-82 and 1986
 - Chapter Officer, 1982-85; President, 1985
 - Member, Chapter Fullerton Award Committee, 1986-89 and Chair, 1988 and 1989
 - Chair, Chapter Long Range Planning Committee, 1989 and 1990
 - Chair, Chapter Merger Committee, 1990
- **SREA** (Society of Real Estate Appraisers), East Bay Chapter:
 - President, 1976-77
 - Vice President 1974-76
 - Director, 1971-74; and numerous committee memberships
- **ASA** (American Society of Appraisers), San Francisco Bay Area Chapter:
 - Chapter Director and Officer, 1966-69
 - Member, National Education Committee, 1972-77
- **AI** (Appraisal Institute):
 - National Appraisal Journal Review Committee, 1992 and 1993
 - Regional Professional Standards Panel, 1990-97
 - Chair, Northern California Chapter Merger Committee, 1991
 - Chapter Memorial Award Committee, 1991
 - Chapter Nominating Committee, 1994, 2003
 - SRPA Experience Committee, 1993-present.
 - Fall Conference Committee, 1998-9, 1999-2002
 - Chair, Technology Committee, 2003
- **REAMUG**: (Real Estate Analysts Microcomputer Users Group), President, 1992-present.

INSTRUCTOR

- School of Business, U.C. Berkeley: Real Estate Appraisal courses
- Extension Divisions, U.C. Berkeley and U.C. Santa Cruz: seminars on home buying
- Merritt Community College: Real Estate Appraisal, Advanced Appraisal, Real Estate Economics, and seminars
- Other Community Colleges: Real Estate Appraisal courses and seminars
- San Jose State College: seminars
- University of Southern California, Extension Division: Appraisal of Real Estate courses
- California Department of Real Estate: teacher training seminars on Real Estate Economics
- AI:
 - Basic Income Capitalization
 - Advanced Income Capitalization
 - Numerous seminars and workshops
- ▶ International Right of Way Association: Seminars
- SREA:
 - Introduction to Appraising Real Property
 - Principles of Income Property Valuation
 - Numerous seminars and workshops
- AIREA:
 - Income Capitalization
 - Case Studies
 - Residential Valuation
 - Numerous seminars and workshops
- ASA:
 - Standards of Professional Practice course
 - Seminars and workshops
- International Association of Assessing Officers:
 - Fundamentals of Real Estate Appraisal
 - Income Approach
 - Development and Analysis of Reports

AUTHOR

- Instructor's Guide for Real Estate Appraisal, with Silas Ely; California Department of Real Estate, 1979.
- The Essentials of Real Estate Economics, with Dennis McKenzie; John Wiley and Sons, 1975; Second Edition, 1980; Third Edition, Prentice-Hall, 1992; Fourth Edition, 1994 & SouthWestern, 2001; and Fifth Edition, SouthWestern, 2005.
- Basic Real Estate Appraisal, with Silas Ely; John Wiley and Sons, 1982; Second Edition, 1989; Third Edition, Prentice-Hall, 1994; Fourth Edition, 1998; Fifth Edition, SouthWestern, 2001; Sixth Edition, 2005; and Seventh Edition, 2008.
- Instructor's Manual for Basic Real Estate Appraisal, Sixth Edition, with Silas Ely; Southwestern, 2005, Seventh Edition, 2008.

AWARDS

Robert H. Armstrong Award, 1986, by AIREA, for the best original article published in The Appraisal Journal.

APPRAISAL EXPERIENCE

Since 1963, appraisals well in excess of \$1,000,000,000 (one billion).

- **Typical Assignments:** Eminent domain (condemnation), property damage, contamination, defect, title or fire insurance claim, malpractice, partial interest transfers, property tax and casualty loss appraisals.
- **Special Purpose Properties:** 19 miles of coastline as if developed, over 500 power-generating windmills, auto assembly plant, ice rink, biotech labs, and marina/resort.
- **Expert Witness:** Testimony and/or depositions in property tax appeals, bankruptcy hearings, tax court, arbitrations, and eminent domain, dissolution, contamination, damage, disclosure, professional negligence, specific performance, and other lawsuits. Qualified in:
 - **Federal Court:** District Court, Northern and Eastern Districts of California; U. S. Court of Claims; U. S. Tax Court
 - **Superior Courts:**
S Alameda, Amador, Contra Costa, Marin, Mendocino, Placer, Sacramento, San Francisco, San Joaquin, San Mateo, Santa Clara, and Sonoma Counties
 - **Assessment Appeal Boards:**
S Alameda, Contra Costa, San Francisco, San Mateo, Santa Clara, and Sacramento Counties
- **Arbitration:** Land or property rent, purchase option, partition, fire loss, and economic damage
- **Review:** In-depth reviews of hundreds of appraisals, for compliance with R41b/c, litigation audit, etc.

COMMUNITY ACTIVITY

- **Rotary Club of Berkeley**
 - S Director or Officer, 1979-82, 1984-85
 - S President, 1982-83
 - S District 516 Area Coordinator, 1985-86
 - PolioPlus Area Representative, 1987-89
 - Co-Chair, 75th Anniversary Committee, 1990-1991
 - Chair, Advisory Committee 1996-97, 2002-03
 - Chair, Bylaws Committee, 1999-2003, 2004-2006, and 2007-2009.
 - Trustee, Berkeley Rotary Endowment, 1997-2000
- **Berkeley-Albany YMCA:**
 - S Member, Central Branch Board of Managers, 1990-present, and Vice-Chair, 2007-2008.
 - S Member, Development Committee, 1987-1994
 - S Member, Membership Committee, 1998-present
 - S Member, Budget Committee, 2005-present, and Chair, 2006-present
 - S Chair, Earthquake Committee, 2002-present

CLIENTS

Individually or in association with other appraisers including:

- **Local Governments:**

- Cities or Redevelopment Agencies of: Albany, Berkeley, Concord, Corte Madera, Foster City, Hollister, Lincoln, Novato, Oakland, San Francisco, South Lake Tahoe, Richmond, Rocklin, and the Port of Richmond;
- Bay Area Rapid Transit District, Albany (CA) School District, Lafayette (CA) School District, West Contra Costa Sanitary District; County of Sacramento (CA)

- **Lenders:**

Bank of America, Wells Fargo Bank, Union Bank, American Bank & Trust, Great Western Bank, Pacific Bank, Central Bank, Homestead Savings, Western Federal Savings, American Savings, Sacramento Savings, Home Savings, World Savings, Providian Corporation, and GMAC Mortgage

- **Corporations:**

New United Motor Manufacturing Inc., Catellus, Singer Company, Chevron U.S.A. Inc., Texaco, Lee Hotel Corp., Santa Fe Railroad, SCM Corporation, Newhall Land and Farming Company, Dividend Development, Pasha Properties, GATX Corporation, Signature Properties, Braddock & Logan, IHOP Corporation, Levitz Corporation, Peterson Tractor Company, and NCR Corporation

- **Organizations:**

Center for Independent Living, West Oakland Health Center, Sunset Cemetery, Temple Beth El, Trust for Public Land, and Mountain View Cemetery

- **Insurers:**

USAA Insurance, California Casualty, Transamerica Title, Hartford Insurance, First American Title, Fidelity Title, Old Republic Title, Western Title, Ticor Title, and Chicago Title

- **Federal:**

National Parks Service, Navy, Post Office, Fish and Wildlife Service, Department of Justice, FDIC, FSLIC, and General Accounting Office

- **State:**

Auditor General and Department of Transportation; The Regents of The University of California

- **Attorneys:** among others, the firms of:

Baker & McKenzie; Bowles & Verna; Pillsbury Winthrop; Bronson Bronson & McKinnon; Brown & Wood; Cooley Godward Castro Huddleson & Tatum; Fitzgerald Abbott & Beardsley; Goldfarb & Lipman; Gooding Shinnick Golub & Holt; Graham & James; Heller Ehrman White & McAuliffe; Jaffe Trutanich Scatena & Blum; Kennedy Gong Mitchell & Combs; Landels Ripley & Diamond; Larson & Burnham; Long & Levit; McKenna & Cuneo; Miller Starr & Regalia; Moeller Boli Caspari & Walsh; Morgan Miller & Blair; Morrison & Foerster; Pettit & Martin; Sedgwick Detert Moran & Arnold; Thelen Marrin Johnson & Bridges; Tobin & Tobin; Walter & Pistole, and Wendel Rosen Black & Dean.

▶ and numerous private clients.