

QUALIFICATIONS OF THE APPRAISER
JOAN CULLEN

Personal - Born in Boston, Massachusetts on December 23, 1961 and currently resides at 54 North Street, Topsfield, Massachusetts 01983.

Education - Attended University of New Hampshire, Durham, NH from 1979 to 1982; obtained a BS Degree in Community Development.

Attended Boston University School of Law, Boston, MA from 1984 to 1987; obtained a JD. Admitted to Massachusetts Bar in December 1987 and New Hampshire Bar in May 1988.

Appraisal Education

SREA Course 101 - "Introduction to Appraising Real Property"	- 1983
SREA Course 102 - "Applied Residential Property Valuation"	- 1984
Capitalization Theory & Techniques, Part A	- 1991
Capitalization Theory & Techniques, Part B	- 1991
Standards of Professional Practice, Part A	- 1991
Standards of Professional Practice, Part B	- 1991
Applied Income Property Valuation	- 1991
Narrative Report Writing	- 1992

General Experience

Cullen Associates- Realtors/Appraisers- (1980-1983 part time)- Assisted in preparing commercial appraisals, primarily for eminent domain purposes. Duties included inspecting and describing the subject property, researching property history and legal title; gathering, verifying and analyzing comparable sales data and assisting in compiling the reports.

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QUALIFICATIONS (CONTINUED)

JOAN CULLEN

Boston Five Cents Savings Bank - Staff Appraiser (1983-1984) - Responsible for preparing appraisals of one to four family dwellings, condominiums, vacant land and small industrial buildings. Left Boston Five in August of 1984 to attend law school.

Sanders & McDermott - Attorney (1987-1990) - Concentration in real estate. Duties included reviewing titles, closing packages and conducting closings. Prepared subdivisions and condominiums for registration as well as represented condominium associations and property owners regarding protective covenants, easements and related property rights; and conducted foreclosures. Other areas of concentration included municipal, probate and bankruptcy law.

Tyburski Appraisal Corporation – Senior Vice President/Commercial Real Estate Appraiser (1990 - 2001) - An established commercial appraisal and consulting company providing services in the Greater Boston area. The company provides traditional appraisal services for lending purposes but also has a broad consulting service for tax planning, partial interest, dispute settlement, condemnation, ad valorem tax and appeal, litigation support and general consultation purposes.

Real Estate Appraisal Consultant – Independent Contractor (present) - Performs commercial real estate appraisal and consulting services on a part-time, per assignment basis for ILS Advisory Group.

A listing of representative assignments includes the following:

Medway Shopping Plaza, Medway, MA – A 40,000 sf retail plaza
Blackburn Industrial Park, Gloucester, MA – A 200,000 sf industrial park
77 Rocky Neck, Gloucester, MA – A restaurant and artist's colony
Parcel 25, Roxbury, MA – Vacant excess land abutting MBTA rail line
Pearl Street, Brockton, MA – 55 fee or temporary construction easements
984 Worcester Road, Wellesley, MA – An automobile dealership on Route 9
Eastern/Central MA – Appraise 200 “State Owned” parcels including beaches
and State Parks

Membership/Licenses

Certified General Real Estate Appraiser, Commonwealth of Massachusetts, License #332.
Massachusetts Real Estate Broker
Massachusetts Bar Association
New Hampshire Bar Association
New England Women in Real Estate (NEWIRE) – Golf Committee