

QUALIFICATIONS OF THE APPRAISER
MARK F. TYBURSKI, MAI, SRA

Personal – Resides at 18 Barnes Road, Hingham, MA 02043

Education - Attended Assumption College, Worcester, MA, from 1974 to 1978, where he obtained an AB Degree in Economics.

Has attended and/or received credit for the following courses and seminars offered by the Appraisal Institute which is the result of the merger between the Society of Real Estate Appraisers and the American Institute of Real Estate Appraisers in 1991.

Course 101	1979
Course R-2	1980
Course 201	1981
Course 202	1984
Introduction to Cash Flow and Risk Analysis	1984
Feasibility and Market Analysis	1984
Narrative Report Writing	1980
Cash Equivalency	1981
Valuation of Lease Interests	1983
Standards of Professional Practice	1989
Valuation Analysis and Report Writing	1988
Capitalization Theory and Techniques	1988
Real Estate Appraisal Principle	1989
Basic Valuation Procedures	1989
Capitalization Theory and Techniques	1989
Standards of Professional Practice	1989
Case Studies	1989
Valuation of Easements	1989
Rates, Ratios and Reasonableness	1992
Advanced Applications	1993
Investment Grade Apartments Acquisition	1995
Low Income Tax Credits	1995
American Disabilities Act	1996
Uniform Standards of Professional Practice	1996
The Abatement Process	1997
Eminent Domain & Condemnation Appraising	1997
Small Motel/Hotel Valuation	1997
Advanced Income Capitalization	1998
Case Studies in Commercial Highest & Best Use	2000
Partial Interest Valuation	2001
Real Estate Fraud-The Appraiser's Responsibility	2001
Feasibility Analysis, Market Value & Interest Value	2002
Scope of Work	2005
Feasibility, Market Value and Investment Timing	2005

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Eminent Domain and Condemnation	2005
Scope of Work	2005
Appraisal of Real Estate in Distressed Markets	2008

Business Experience - On July 9, 1979, he began working under the tutelage of a prominent MAI in the Appraisal Department of the Boston Five Cents Savings Bank, FSB, a \$3 billion dollar financial institution. In 1982, he was promoted to Real Estate Appraisal Officer where he was responsible for developing real estate appraisal policy, quality control, preparing commercial appraisal reports and managing its residential appraisal department. He also served as a member of the Investment Loan Committee and performed Senior Asset Management functions for non-performing loans. In 1983, he was promoted to VP and Chief Appraiser

On July 1, 1985, he founded and was appointed President of the Boston Five Appraisal Corporation a/k/a The Appraisal Corporation: a wholly owned subsidiary of the Boston Five Cents Savings Bank, FSB and later Citizens Bank. An outgrowth of the Bank's Appraisal Department, it grew to become a full service appraisal company providing residential and commercial appraisal services throughout New England with \$3 million in revenues, 7 offices and over 50 appraisers. As President, he was responsible for internal reporting, budgeting, staffing, training, operations and sales.

On February 15, 1995, he purchased Tyburski Appraisal Corporation from Citizens Bank, upon which the corporate name was changed to Tyburski Appraisal and Consulting Services, Inc, d/b/a Tyburski Appraisal Corporation. In addition to his previous duties as President, he now also assumed the duties of managing the company's long term debt, short-term line of credit and payroll.

On October 20, 1997, he sold the company's residential business to Integrated Loan Services, a national loan support services firm providing appraisal, credit, title, processing and flood services since 1940. He served as EVP and Chief Appraiser for ILS from 1997 to 2000.

Currently, he is President/Owner of Tyburski Appraisal Corporation. Tyburski Appraisal Corporation provides traditional commercial appraisal services for lending purposes but also has a broad consulting mission for tax planning, partial interest valuation, dispute settlement, condemnation, ad valorem tax and appeal, litigation support and general consultation purposes.

He is also founder and principal of ILS Advisory Group, a platform for providing national commercial appraisal and advisory services for institutional purposes, of which Tyburski Appraisal Corporation serves as its local affiliate office.

Appraisal Experience - In the over 30 years as an appraiser, he has appraised 2500 one to four family properties and over 1,500 commercial properties, including warehouses, research and development buildings, retail buildings, office buildings, apartments, condominiums and vacant land. He has also performed market and feasibility studies on a variety of projects which include proposed residential subdivisions, condominium developments, shopping centers and

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office buildings. A specific listing of representative assignments in which he has served as principal appraiser or review appraiser is presented below:

Colonial Theater Building, Boston, MA - A 120,000 sf office building
Building 38, Charlestown, MA - A 50,000 sf office building in Navy Yard
Zayre's Headquarters, Framingham, MA - A proposed 500,000 sf office development
Westgate Mall, Brockton, MA - A 385,000 sf regional mall
Medway Shopping Plaza, Medway, MA - A 40,000 sf retail plaza
Natick Crossing, Natick, MA - A 50,000 sf retail plaza
Elliot Street, Cambridge, MA - A proposed 12,000 sf retail building
Blackburn Industrial Park, Gloucester, MA - A 200,000 sf industrial park
Edgewater Place, Quincy, MA - A proposed 450 unit mid-size condominium project
Natick Village, Natick, MA - 283 remaining unsold condominium units
Old Medford Schoolhouse, Medford, MA - 98 remaining unsold condominium units
Weymouth Commons, Weymouth, MA - A 365 unit mid-size apartment complex
Granite Hill, Hooksett, NH - 426 acre parcel proposed for development
Gilbert/Smith Road, Brimfield, MA - Approximately 1,000 acres of farm land
Border Street, East Boston, MA - An 11.78 acre parcel of marine land
Commerce Park, Middleborough, MA - A 115 acre industrial parcel
Brimmer and May School, Brookline, MA - A proposed 7,000 sf school addition
Mobil Gas Station, Plymouth MA - A six pump, four bay, gas service station
Circle Manner Nursing Home, Brighton, MA - A 64 bed, level III nursing home
77 Rocky Neck, Gloucester, MA - A restaurant plus other commercial use
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
3236 Cranberry Highway, Wareham, MA - A 44 slip marina
Eastern/Central MA – 200 vacant “State Owned” parcels of land

Residential properties include those throughout New England ranging from single family dwellings to multi-family dwellings, fee simple ownership to condominiums, typical properties to unique properties, existing improvements to proposed new construction, primary housing to secondary/vacation housing, first time housing to retirement housing, affordable housing to luxury housing, and waterfront properties to non-waterfront properties.

He is also qualified as an expert witness in the State of Massachusetts Superior Court in Suffolk, Plymouth, Norfolk and Middlesex Counties.

Representative Clients - He has served as principal appraiser or review appraiser in the preparation of appraisal services for the following representative clients:

Financial Institutions – Abington Savings Bank, Atlantic Bank of New York, Bank of America, Boston Private Bank & Trust, Cambridge Savings Bank, Capmark Finance, CIT Lending Solutions, Citizens Bank, Commerce Bank & Trust, Danvers Savings

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Bank, Dedham Institution for Savings, Deutsche Bank, East Cambridge Savings Bank, Eastern Bank, Everett Cooperative Bank, First Republic Bank, JP Morgan Chase, Key Bank, LaSalle Bank, Mellon /Bank of New York, North Easton Savings Bank, Rockland Trust, Salem Five cents Savings Bank, Scituate Federal Savings Bank, Sovereign Bank, Webster Bank, Wells Fargo Bank.

Government Agencies – Massachusetts Bay Transportation Authority, Massachusetts Department of Revenue, Massachusetts Water Resources Authority, Massachusetts Highway Department, Transit Realty, Farmers Home Administration, Massachusetts Department of Public Works, Massachusetts Housing and Finance Agency, Resolution Trust Corporation, Metropolitan District Commission, Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Federal Deposit Insurance Corporation, Boston Redevelopment Authority, U. S. Postal Service, Massachusetts Department of Capital Asset Management, U. S. Government Services Administration, Massachusetts Attorney General’s Office, Massachusetts Development.

Corporations - Vappi Corporation, Campanelli Industries, McDonalds Corporation, Lawyer's Title, Stewart Title, Fidelity National Title, Commonwealth Relocation, Business Brokers International, PHH Home Equity, Northland Investment Corporation, Relocation Resources, Harvey Industries, Tena Companies, Inc., Bausch & Lomb Corporation, Better Homes & Gardens Relocation, Carroll Bus Company, Harvey Industries, Dunkin Donuts, Majaan Inc, G.W. Wade, Sentry Corporation, Kehoe Chrysler, Biopure, LNR Corporation, Boston Golf, Chicago Title, St Paul Travelers, Massachusetts Housing Partnership.

Attorneys - Harrison and Maguire, Edward & Angell, Weiss, Angoff, Coltin, Koski & Wolf; Sanders & McDermott; Burns & Levinson; White, Inker & Aronson; Parker & Cohen; Beagle, Pierce, Feller & Ridge; Peabody & Arnold; Silsby & Silsby; Gillotti, Goldberg & Capristo, Robinson and Cole, Goldston & Storrs, Mintz, Levin, Cohen, Ferris and Glovsky, and Clerkin, Sawyer and Phillips, Reimer & Braunstein, King & Nevins, Holand & Knight.

Cities & Towns - City of Quincy, Town of Hingham, Town of Cohasset, Town of Braintree, Town of Bridgewater, Town of Dalton, Town of Weymouth, Town of Dedham, Town of Westwood, City of Boston, Town of Dennis, Town of Truro, Scituate Conservation Commission, Mattapan Community Development Corporation, Chesea Neighborhood Development Corporation.

Memberships - He maintains the described status in the following organizations:

Appraisal Institute - Member, Appraisal Institute (MAI) Designation. He is currently certified under the Appraisal Institute's continuing education program.

Appraisal Institute - Senior Residential Appraiser (SRA) Designation. He is currently certified under the Appraisal Institute's continuing education program.

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Professional Activities -

Greater Boston Chapter of Appraisal Institute:

Membership Services - Member (1987), Chairman (1988-1989)
John D. Hewitt Memorial Scholarship Fund - Trustee (1985-1995)
Education Committee - Chairman (1989-1990)
Young Advisory Council - Participant (1989)
Candidates Guidance Committee - Chairman (1990)
Director (1990 to 1998)
Admissions Committee - Chairman (1992-1994)
Public Relations Committee - Member (1995), Chairman (1996)
Government Relations Committee - Member (1997)
McKenney/Kinsella Golf Tournament - Chairman (1997-1999)
Secretary (1999)
Treasurer (2000)
VP/ President (2001)
President (2002)

Region IV of Appraisal Institute

Regional Representative (2000-2001) (2003)
Public Relations – Chairman (2004-2006)

Massachusetts Mortgage Finance
Minority Appraisal Training Program-Advisor (1991-1995)

Agency:

Town of Hingham:

Central Junior High Building Committee (1998-1999)
Board of Assessor (1996-Present)

Licenses - State of Massachusetts - Certified General Real Estate Appraiser - #324