

QUALIFICATIONS OF JOHN S. MATEO, MAI

John Mateo is a commercial real estate appraiser, consultant and principal of Mateo Advisors located in San Francisco, California. With more than 25 years of experience in real estate appraisal, Mr. Mateo provides broad expertise and services to the real estate community. Mr. Mateo's practice includes valuation and advisory services to most property sectors, with emphasis on the following services:

- Expert testimony and litigation support
- Arbitration
- Affordable housing
- Specialized property
- Master planned communities (CFDs)
- Eminent domain
- Estate, trust and probate
- Financial consulting

His *curriculum vitae*:

EXPERIENCE

2013 -	Principal , Mateo Advisors, Emeryville and San Francisco, California
2003 - 2013	Principal , JM Valuations, Emeryville, California
2000 to 2003	Senior Appraiser , Hamilton, Ricci & Associates, San Francisco, California
1997 to 2000	Vice President, Manager of <i>Innovative Products Group</i> , GMAC Commercial Mortgage, San Francisco, California
1994 to 1997	Commercial Appraiser , Hamilton, Ricci & Associates, San Francisco, California
1993 to 1994	Commercial Appraiser , Charles D. Bailey & Associates, San Francisco, California
1992 to 1993	Senior Real Estate Appraiser , CB Commercial Real Estate Group, Inc. (CBRE), San Francisco, California
1990 to 1992	Project Manager , Bocian & Associates, San Francisco, California
1989 to 1990	Managing Partner , Wyoming Equity Partners, San Francisco, California
1985 to 1989	Senior Associate with Gilliam, Joseph & Littlejohn, New York, New York

Mr. Mateo's practice is geographically active the greater Bay Area, but he performs valuation and advisory assignments throughout California, the costal West and Mountain states. Clients include individual property owners as well as national and international property firms, investment banks, pension funds, Federal, State and regional entities, municipalities and investment funds. His legal clients include individual practitioners and local, regional and national law firms. Types of property appraised include multi-family residential, sub-division, mixed use, retail, office, industrial, affordable housing, hospitality, research and development, master-planned CFDs and special purpose. He headed the development team responsible for creating highly automated appraisal and valuation systems for the largest U.S. conduit lender and CMBS Servicer. He has provided financial and operational consulting services to the financial services industry, including major banks, insurance companies and utilities. He has experience in leveraged acquisitions of national and international industrial concerns for a merchant bank and has conducted operational, financial and legal due diligence pursuant to corporate valuations, acquisitions and divestitures.

EDUCATION

Master of Business Administration - Finance & Accounting
Columbia University Graduate School of Business, New York, New York

Bachelor of Arts - Economics & International Relations
University of Chicago, Chicago, Illinois

LEGAL QUALIFICATIONS

Qualified expert witness, Superior Court of San Francisco

PROFESSIONAL AFFILIATIONS

Member: Appraisal Institute (#10998)