

Robert P. Caringella, MAI

Educational Background

B.A. degree in Management Science, Economics Department, University of California, San Diego	1987
Professional Courses Completed:	
Appraisal Institute (or AIREA):	
Real Estate Appraisal Principles/Valuation Procedures	1987
Capitalization Theory and Techniques - Parts A & B	1988
Case Studies in Real Estate Valuation	1989
Report Writing	1991
Standards of Professional Practice	1995, 1999, 2003, 2005, 2008, 2010, 2012
Limited Partnership and Common Tenancy Valuation	2002
Fundamentals of Separating Real/Personal Property and Intangibles	2012
Seminars Attended (partial list):	
Appraisal Institute (or AIREA):	
Uniform Appraisal Standards for Federal Land Acquisitions	2011
Appraising Unique Properties	2010
Annual Litigation Seminar	1989, 1990, 1995, 1996, 2007
Conservation Easements	2005
Planning and Land Use	1990
OREA Federal and State Laws and Regulations	1995, 1999
Attorneys, Appraisers & Real Estate	1996, 1997, 1998
Blueprint Reading	1996
Environmental Issues	1996
San Diego Economic Update	2004, 2005, 2006, 2007, 2009, 2012
Mitigation Land Update and Valuation	1997
Tax Assessment	1997
Apartment Seminar	1998, 2003, 2005
Retail Property Analysis	1998
Single Tenant Net Leased Properties	1999
Trends in R&D Market	2002
Advanced Appraisal	2004
International Right-of-Way Association:	
Easement Valuation	1990
Mock Condemnation Trial	1994, 2000, 2012
Eminent Domain Case Update	1995, 1997, 2002, 2005
ASA-IRS Symposium	2006

Professional Affiliations

Member, Appraisal Institute (MAI No. 9649)
 Certified under Continuing Education Program
 Appraisal Institute, Appraiser Development and Qualifications Committee, present
 Appraisal Institute Education Trust, 2011-2013
 National Board of Directors, Regional Vice Chair 2007, Regional Chair 2008
 President, San Diego Chapter, 2005
 Board of Directors, San Diego Chapter, 1999-2001, 2003-2005
 Leadership Development and Advisory Council, 1999 and 2000 (National)

Past Chairman of Experience Review Committee, San Diego Chapter 1996-98
 California Certified General Real Estate Appraiser (AG003295)
 Member, International Right-of-Way Association
 Board of Directors, San Diego Chapter, 1999-2003
 Young Leadership Council, 1998 and 1999 (National)

Appraisal Experience

Co-Owner - Jones, Roach & Caringella, Inc. (formerly Jones & Roach, Inc.), Since 1996
 Appraiser - Jones & Roach, Inc. - 1987-1996

Testimony Experience

San Diego Superior Court
 San Diego Assessor Tax Hearing
 Imperial County Superior Court
 US District Court, Special Master

Teaching Experience

Speaker - Lormon Seminar, Law of Easements: 2013
 Speaker - MCLE Seminar, Eminent Domain: 2011
 Speaker - Caltrans Seminar, Contaminated Properties: 2011
 Speaker - Appraisal Institute Litigation Seminar So. Cal.: 2007
 Speaker - IRS Symposium, Conservation Easements: 2006
 Co-Creator, Co-Instructor - "Advanced Refresher": 2004
 Co-Instructor - "Rates and Ratios", Appraisal Institute: 2003
 Guest lecturer at UCSD, SDSU, USD, and Point Loma Nazarene University on Appraisal
 Seminar Creator/Moderator - "The Client": 2003
 Speaker - IRS Seminar "Valuation of Fractional Interests": 2000
 Speaker - San Diego Assessor's Seminar: 1998
 Seminar Coordinator/Moderator - "Attorneys, Appraisers & Real Estate": 1996, 97, and 98
 Seminar Co-Coordinator/Moderator - Int'l Right-of-Way Assoc. "Valuation Tour": 6/96

Other Affiliations

Board of Directors - Willow Grove Educational Foundation 2008 -2013
 Board of Directors - USE Credit Union, San Diego, 1999-2006
 Investor LLC Manager - \$5,000,000 Loft Development, 2000

Types of Appraisals

Agricultural	Industrial & Office Buildings
Apartment Buildings	Leasehold and Leased Fee Estates
Auto Dealerships	Mining - Aggregate
Auto Repair	Mitigation Credits
Commercial Buildings	Mixed-Use Properties
Contaminated Properties	Notes/Loans
Development Rights	Mobilehome/RV Parks
Easements	Planned Communities
Eminent Domain/Partial Acquisitions	Research & Development Buildings
Fractional Interests	Residential Subdivisions
Historical Appraisals	Retail Centers
	Self-Storage Facilities

Single Family Homes and Condominiums
 Single Room Occupancy Hotels
 Vacant Land
 Wetlands/Other Sensitive Habitat

Partial List of Clients

Public Agencies

California Dept. of Transportation
 California Coastal Conservancy
 Centre City Development Corporation
 Chula Vista Redevelopment Agency
 City of Escondido
 City of National City
 City of Oceanside
 City of Redlands
 City of San Diego
 County of San Diego
 Del Mar Union School District
 IRS
 Metropolitan Transit System (MTS and MTDB)
 MiraCosta Community College District
 Oceanside Redevelopment Agency
 Otay Water District
 Regents of the University of California
 Resolution Trust Corporation (RTC)
 San Diego City College District
 San Diego County Water Authority
 San Diego Unified Port District
 Solana Beach School District
 Southeastern Economic Development Corp.
 U.S. Department of Justice
 Wildlife Conservation Board (California)

Lenders and Developers

Ayres Land Company
 Bank of America
 Bank of California
 Barratt American
 Brookfield Homes
 Buie Corporation
 California Transportation Ventures
 Citicorp Acceptance Company
 Coast Federal Bank
 Column Financial
 Continental Bank
 Downey Savings
 D.R. Horton

First Interstate Bank
 Garden Communities
 Great American Bank
 Home Savings of America
 HomeFed Bank and Home Capital Dev. Corp.
 KB Home
 Leisure Technology
 Nexus Development Corporation
 Pardee Construction Company
 McMillin Communities
 San Diego National Bank
 Sherritt Development Services
 Union Bank
 US Bank
 Wells Fargo Bank
 Western National Properties
 Western Pacific Housing

Corporations, Attorneys, and Individuals

American Assets
 Anderson, Mann & Hilbert, LLP
 ARCO Petroleum Products Co.
 Bartz & McCarberg, LLP
 Berger & Norton
 Best, Best & Krieger LLP
 Bob Baker Enterprises
 Brobeck, Phleger & Harrison
 Coldwell Banker Realty Advisory Services
 Daley & Heft
 Endeman, Lincoln, Turek & Heater
 English & Gloven
 Epsten & Grinnell
 Ford Motor Company
 Fraser Engineering, Inc.
 Golden Eagle Insurance Company
 Golub & Morales
 Gray, Cary, Ware & Friedenrich
 Haight, Brown & Bonesteel
 Hearthstone Advisors
 Insurance Company of the West
 Irell & Manella, LLP
 John H. Reaves, Attorney at Law
 Judge Robert C. Thaxton (retired)
 Lempres & Wulfsberg
 Liberty Mutual Insurance Company
 McKenna & Cuneo
 Meisenheimer Herron & Steele
 Morris, Polich & Purdy

Olmstead, Hughes & Garrett
Orrick, Herrington & Sutcliffe, LLP
Palmieri Tyler Weiner Wilhelm & Waldron
Procopio Cory Hargreaves & Savitch
Rick Engineering Company
Ryals & Associates
San Diego Gas & Electric Company
Seltzer Caplan McMahon Vitek
Sheppard, Mullin, Richter & Hampton, LLP
Sierra Club Legal Defense Fund
Sillardorf, Burdman, Duignan & Eisenberg
Solomon Ward Seidenwurm & Smith, LLP
Sullivan Wertz McDade & Wallace
Texaco Oil
Thorsnes, Bartolotta, McGuire & Padilla
Trust Company of the West
Trust for Public Land
UETA