

## Robert P. Caringella, MAI, SRA, AI-GRS

### Educational Background

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| B.A. degree in Management Science, Economics Department,<br>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  | 2005, 2008, 2010, 2012, 2014, 2016, 2018 |
| Limited Partnership and Common Tenancy Valuation  | 2002                                     |
| Fundamentals of Separating Real/Personal Property and Intangibles                               | 2012                                     |
| Review Theory - General   | 2015                                     |
| The Cost Approach   | 2020                                     |
| Seminars Attended (partial list):   |  |
| Appraisal Institute (or AIREA):   |  |
| Business Practices and Ethics   | 2017                                     |
| Historic Districts and Properties   | 2016                                     |
| 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, 2013 |
| Mitigation Land Update and Valuation  | 1997                                     |
| Tax Assessment  | 1997                                     |
| Apartment Seminar   | 1998, 2003, 2005                         |
| Retail Property Analysis; Single Tenant Net Leased Properties                                   | 1998;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, 2018             |
| IRS Symposium   | 2006, 2018                               |

### Professional Affiliations

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| Member, Appraisal Institute (MAI No. 9649) (SRA and AI-GRS)                        |
| Certified under Continuing Education Program                                       |
| Appraisal Institute, Admissions and Designation Qualifications Committee 2015-2017 |
| Vice-Chair 2017  |
| Appraisal Institute, National Finance Committee, 2015-16 and prior; 2019-2020      |

Appraisal Institute Education Trust - Board, 2011-2013  
National Board of Directors, Regional Vice Chair 2007, Regional Chair 2008  
President, San Diego Chapter of Appraisal Institute, 2005  
Board of Directors, San Diego Chapter, 1999-2001, 2003-2005  
Leadership Development and Advisory Council, 1999 and 2000 (National)  
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 Company Experience**

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

**Testimony Experience**

San Diego Superior Court  
San Diego Assessor Tax Hearing  
Los Angeles Superior Court  
Imperial County Superior Court  
US District Court, Special Master Hearing  
Mediations and Arbitrations

**Teaching and Education Experience**

Speaker - San Bernardino Assessors Office - Effective Testimony: 2020  
Speaker - CLE International - Eminent Domain, Precondemnation Damages: 2019  
Speaker - Appraisal Institute - Residential "Spring Symposium": 2018  
Speaker - IRWA Seminar - "Eminent Domain and Valuation": 2018  
Guest Lecturer at UCSD, SDSU, USD, and Point Loma Nazarene University on Appraisal  
Guest Instructor - USD Real Estate Class: 2017  
Speaker - CLE International, Eminent Domain: 2015  
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  
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": 1996

**Other Affiliations**

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

**Types of Appraisals**

Agricultural  
 Apartment Buildings  
 Auto Dealerships  
 Auto Repair  
 Aviation Facilities  
 Commercial Buildings  
 Contaminated Properties  
 Development Rights  
 Easements  
 Eminent Domain/Partial Acquisitions  
 Fractional Interests  
 Historical Appraisals  
 Industrial & Office Buildings  
 Leasehold and Leased Fee Estates  
 Mining - Aggregate  
 Mitigation Credits  
 Mixed-Use Properties  
 Notes/Loans  
 Mobilehome/RV Parks and Homes  
 Planned Communities  
 Research & Development Buildings  
 Residential Subdivisions  
 Retail Centers  
 Self-Storage Facilities  
 Single Family Homes and Condominiums  
 Single Room Occupancy Hotels  
 Vacant Land  
 View Impairment  
 Wetlands/Other Sensitive Habitat

**Partial List of Clients****Public Agencies**

California Department of Transportation  
 California Coastal Conservancy  
 California State Lands Commission  
 Centre City Devel. Corp. (Civic San Diego)  
 Chula Vista Redevelopment Agency  
 City of Chino Hills  
 City of Dana Point  
 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 Association of Governments  
 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 Homes  
 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  
Burger King Franchisee  
Burke, Williams & Sorensen, LLP  
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  
Gordon & Rees  
Gray, Cary, Ware & Friedenrich  
Greenberg Traurig  
Haight, Brown & Bonesteel  
Hearthstone Advisors  
HomeFed Corporation  
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  
McKenna Long & Aldridge, LLP  
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  
Silldorf, 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  
Walmart  
Withers Bergman