

# QUALIFICATIONS: TODD P. THURSTON, MAI

<p><b>EMPLOYMENT HISTORY</b></p>	<ul style="list-style-type: none"> <li>◦ 8/03-Current: Principal—Thurston, Casale &amp; Ryan, LLC</li> <li>◦ 11/01-7/03: President—Thurston Appraisal Company, LLC</li> <li>◦ 12/93-11/01: Vice President—Pomeroy Appraisal Associates, Inc.</li> <li>◦ 06/91-12/93: Staff Appraiser—Pomeroy Appraisal Associates, Inc.</li> </ul>
<p><b>EDUCATION AND APPRAISAL RELATED COURSEWORK</b></p>	<p>Bachelor of Science in Finance: Rochester Institute of Technology (1991)          Appraisal Institute (since 2003): 7-hour USPAP Update (03,05,07,09,11,13,15); Case Studies in Valuation of Upstate NY (03,05,07-10,12,14-17), Solving Appraisal Problems in Upstate NY (04), Apartment Appraisal Concepts and Applications (06), Condominiums, Co-Ops, and PUDs (07), Business Practice and Ethics (07, 12), Appraisal of Nursing Facilities (10), Data Verification Methods (10), Appraising Convenience Stores (10), Fundamentals of Separating RP, PP, &amp; IBA (12), Problems in the Valuation of Partial Acquisitions (12), Rates &amp; Ratios: Making Sense of GIMs, OARs, &amp; DCF (14), Analyzing Operating Expenses (14), Subdivision Valuation (16)          IRWA: Principles of Real Estate Law (02), Principles of Real Estate Negotiation (02), Easement Valuation (04), Mobile Home Relocation (06)          ASFRMA: Yellow Book: Uniform Appraisal Standards for Federal Land Acq. (06)</p>
<p><b>PROFESSIONAL AFFILIATION</b></p>	<ul style="list-style-type: none"> <li>◦ Member of the Appraisal Institute (MAI)</li> <li>◦ Member of the International Right-of-Way Association (IRWA)</li> </ul>
<p><b>LICENSES</b></p>	<ul style="list-style-type: none"> <li>◦ NYS Certified General Appraiser #46-20952</li> <li>◦ Consultant Appraiser—NYS Department of Transportation</li> </ul>
<p><b>COURT/TESTIMONY EXPERIENCE</b></p>	<ul style="list-style-type: none"> <li>◦ Expert witness in NYS Supreme Court and NYS Court of Claims</li> <li>◦ Several assessment grievance boards (Hornell, Oswego, Greece)</li> </ul>
<p><b>PROFESSIONAL EXPERIENCE</b></p>	<ul style="list-style-type: none"> <li>◦ Experience includes: airports, apartments, automobile dealerships, banks, farms, golf courses, gravel beds, hotels/motels, manufacturing plants, mini-marts, mobile home parks, office buildings, office/warehouses, nursing homes, railroads (active and abandoned), residential dwellings, residential subdivisions, restaurants, shopping centers, utility properties (i.e. gas, electric, telephone), etc.</li> <li>◦ Extensive eminent domain experience involving projects and claims of the NYS Departments of Transportation and Federal Aviation Administration.</li> </ul>
<p><b>EXPERIENCE HIGHLIGHTS</b></p>	<ul style="list-style-type: none"> <li>◦ <b><u>Frequent Presenter for local chapters of Appraisal Institute and IRWA:</u></b> Topics have included: "Corridor Valuation", "Extracting Capitalization Rates for Single- and Multi-Family Dwellings", "The Pitfalls of Expensing Capital Items", "The Impact of Access on Visibility &amp; Price", "A Case Study in ATF Valuation", and "Extracting External Obsolescence from Comparable Sales".</li> <li>◦ <b><u>Airport Projects (1991-17):</u></b> Involved in the valuation of airport properties and/or neighboring lands for federally funded projects to determine compensation resulting from full or partial fee acquisitions and avigation easements. List since 2005 includes: Lt. Warren Eaton (05), Massena Int'l (06), Columbia Co. (05,08,12), Floyd Bennett Memorial (09,12,14,16), Orange Co. (09), Elmira-Corning (09,16), Dansville Municipal (11), Finger Lakes (12), and Perry-Warsaw (13,14). Experience also includes appraisals of: Riverside Airport—NYSDOT appropriation (94), Hornell Airport—certiorari (99), Michael Airfield—acquisition (00), Syracuse Suburban Airport—acquisition (00, 01); aircraft hangars at Fulton Co., Hancock Int'l, Clinton Co., Elmira-Corning, Griffiss, and Tompkins Co. Airports</li> <li>◦ <b><u>Native American Land Claims:</u></b> Involved in analysis and valuation of disputed lands between several Iroquois tribes and the State of New York. Played significant role in the research and development of historical land values/trending and calculation of applicable rental damages. Specific land claim areas include: Cuba Lake (99-01), Niagara River Islands (99), and Stockbridge-Munsee (95).</li> </ul>