

**QUALIFICATIONS OF EUGENE F. NICHOLS**  
**STAFF APPRAISER**  
**PETER M. SCOTTI & ASSOCIATES**

Engaged in Appraisal/Sale of Real Estate for 27 years with Peter M. Scotti & Associates, Inc.  
Licensed Real Estate Salesperson, State of Rhode Island  
Graduate, Roger Williams College, Bachelor of Science Degree in Business Administration - 1970  
Certified General Real Estate Appraiser, State of Rhode Island, License # CGA.0A00264  
Board of Directors, RI Chapter of the Appraisal Institute - 1999-2000

Successfully Completed:

SREA	-	Course #101 – Introduction to Appraising Real Property
		Course #102 - Applied Property Valuation
AI	-	Course 1 BA – Capitalization Theory & Techniques
AI	-	Course 510 - Advanced Income Capitalization
AI	-	Standards of Professional Practice, Parts A and B
AI	-	Course 420 – Business Practice & Ethics
AI	-	Course 550 - Advanced Applications
AI	-	Course 600 - Income Valuation, Mixed-Use Properties

Seminars:

Office Building Valuation  
Appraising Troubled Properties  
Feasibility Analysis – Highest & Best Use Non-Residential Properties  
Zoning Hearings/Preparation & Presentation  
Marina Valuation  
Appeals Process – Revaluation Assessments  
Issues in Appraising Lodging Properties  
The Appraisal of Local Retail Properties  
Income Valuation of Small Mixed-Use Properties  
Subdivision Analysis  
The Yellow Book Seminar for Federal Land Acquisition  
Litigation Skills  
USPAP – Uniform Standards of Professional Appraisal Practice  
Flood & FEMA  
RI Waterfront & Property Legal Issues

Appraisals for Financial Institutions:

BankBoston	Mercantile Bank
Fleet National Bank	First Federal Savings Bank
Citizens Bank	Interaudi Bank
Shawmut Bank	Interbay Funding
First Bank & Trust	UPS Capital Business Credit
Home Loan & Investment	Slades Ferry Bank
Pier Bank	Bank Rhode Island
South Shore Bank	Salem Five
Northeast Savings	Bristol County Savings Bank
Connecticut National Bank	Sovereign Bank
Union Bank	Compass Bank, MA
Domestic Bank	Greenwood Credit Union
Coastway Credit Union	Warwick Credit Union
First International Bank of New England	Lehman Brothers
Ocwen Federal Bank, FSB	Webster Bank
Millenium Bank	Bank of Fall River
Clubhouse Capital	Independence Bank
TD Bank, NA	Bank of America
Navigant Credit Union	Rockland Trust

Regulatory Agencies:

DEPCO  
FDIC  
SBA  
HUD  
DEM  
DOT

Municipalities:

State of Rhode Island  
City of Providence, Rhode Island  
City of Warwick, Rhode Island  
Town of Cumberland, Rhode Island  
City of Cranston  
Town of South Kingstown  
Town of Charlestown  
City of Pawtucket  
Town of Westerly

Attorneys/Private

Lynch & Greenfield  
Lipsey & Skolnik  
Robbio & Notte  
D'Amico & Hurst  
Licht & Semonoff  
Roney & Labinger  
DeSimone & Licht  
Hinckley, Allen, Snyder & Comen  
Dick & Hague  
Boyajian, Harrington & Richardson  
Strauss, Factor, Hillman & Lopes  
Tillinghast, Licht, Perkins, Smith  
McIntyre, Tate, Lynch, Holt  
Revens, Lannie, Revens & St.Pierre  
Orson & Brusini  
IBEW Local Union #99  
Poor & Rosenbaum  
Northern RI Collaborative  
RI Airport Corporation  
Bristol County Water Authority  
Providence Water Supply Board

Salvation Army  
Rhode Island Hospital  
Dioceses of Providence  
Texaco Corporation  
Edwards & Angell, LLP  
Pediatric Assocs. of Rhode Island  
Providence Economic Development Corp.  
RI Economic Development Corp.  
Jessup & Conroy  
Winograd, Shine & Zacks  
Higgins Cavanaugh & Cooney  
Swarovski North America Limited  
Taft & McSally  
Boy Scouts of America  
The Foundry Assocs.  
Rafanelli & Rafanelli  
Diocese of Fall River  
Pinelli/Marra Group  
Narragansett Bay Commission