QUALIFICATIONS OF MICHAEL KERN, MAI APPRAISER/BROKER PETER M.SCOTTI & ASSOCIATES, INC. PROVIDENCE, RHODE ISLAND 02903 mkern@scottire.net

GENERAL ACTIVITIES

Associate of Peter M. Scotti for the past twenty-five years. Daily activities consist primarily of appraisal and brokerage of commercial, industry and investment grade property. Also perform brokerage and appraisal of hospitality, recreation and specific use property.

EDUCATION

Formal:

Graduate, University of Rhode Island, 1981: BA, Economics.

Specific:

Successfully completed the following courses in the pursuit of membership within the Appraisal Institute;

S.R.E.A.- Course 101, Introduction to Appraising Real Property

Course 102, Applied Property Valuation

Course 201, Principles of Income Property Appraising Course 202, Applied Income Property Valuation

A.I. - Course 500, Narrative Report Writing

Course 410, Standards of Professional Practice, Part A Course 420, Standards of Professional Practice, Part B

Recent Seminars:

A.I	Eminent Domain and ROW 1	10/06
A.1	Limitent Domain and ROW	I U/ U

A.I. - USPAP Update 5/06

A.I. - Subdivision Valuation 3/06 A.I. - National USPAP Update 10/05

A.I. - Uniform Standards for Federal Land Acquisitions 8/05

A.I. - Evaluating Commercial Construction 4/05
A.I. - Special Purpose Property Valuation 10/04

A.I. - Scope of Work 1/04

A.I. - The Expert Values the Business 9/00 A.I. - Appraising for Federal Agencies 2/01

A.I. - Appraising from Blueprints and Specifications 3/00

A.I. - Appraisal of Local Retail Properties 5/99
A.I. - Appraising and The Internet 4/99
A.I. - Office Building Valuation 1/99

A.I. - Uniform Standards of Professional Appraisal Practice (USPAP) 4/98

A.I. - Analysis of Operating Expenses 2/98

MEMBERSHIP:

Appraisal Institute, Member #11007

Continuing Education Completed

Vice President, RI Chapter of Appraisal Institute, 1999, 2000, 2001

President, RI Chapter of Appraisal Institute, 2002

Board of Directors, RI Chapter of Appraisal Institute, 2003

LICENSURE

Certified General Appraiser, State of Rhode Island: #A00213G

Certified General Appraiser, Commonwealth of Massachusetts: #2829 CG

Certified General Appraiser, State of Florida #RZ3533

Broker, State of Rhode Island # B14926

Broker, Massachusetts #149722

APPRAISALS FOR:

Financial Institutions:

- -Bank of America, Providence, R.I. and Boston, MA
- -First Federal Savings Bank, Fall River, MA
- -Citizens Bank, Providence, RI
- -South Shore Bank, Boston MA
- -First National Bank of New England, Hartford, CT
- -Bank Rhode Island, Providence, RI
- -Sovereign Bank, Providence, RI
- -Webster Bank, Hartford, CT

Corporations:

- -Struever Bros, Eccles & Rouse, MD
- -Toyota North America, LA, CA
- National Grid, Westboro, MA
- Providence Steam Boat, RI

Governments\ Municipalities:

- -City of Providence, Rhode Island, Department of Planning
- -State of Rhode Island, Department of Administration
- -United States Postal Service
- -Unites States Navy
- -United States Marshals Office, Providence, RI
- -Rhode Island Department of Transportation (RIDOT)
- -Rhode Island Department of Environmental Management, Providence, RI

Religious\Civic:

- -Catholic Diocese of Providence, RI
- -Salvation Army, Providence, RI
- -University of Rhode Island, Kingston, RI

Attorney(s)\Private:

- -Boyajian, Harrington, & Richardson
- -Grande, Law Offices
- -Hinckley, Allen and Snyder
- -Adler, Pollock & Sheehan

Land Trusts

- -The Nature Conservancy, Providence, RI
- -Westerly Land Trust