

QUALIFICATIONS OF THOMAS J. DAY



Thomas J. Day, MAI, SRA



Designated, experience, education, memberships, professionalism and integrity. Thomas Day has over 40 years of real estate appraisal and consulting experience. He is a co-founder and partner of Day Group LLC, and previously was a co-founder, principal, shareholder and officer of The Valuation Group, Inc., as well as a former owner and officer of the Lyle H. Nagell & Co., Inc.

Mr. Day has had extensive training and experience. After graduating from the University of Minnesota with a business degree having an emphasis in finance, he began his appraisal career in 1978. Numerous Appraisal Institute courses and educational offerings have been completed pertaining to real estate and valuation issues. He has a diverse appraisal practice, yet specializes in income producing properties and litigation matters. Challenging assignments include difficult highest and best use analyses, market studies, special use projects, and detailed analysis and support in eminent domain proceedings.

Tom maintains both his MAI and SRA designations with The Appraisal Institute, and has served the North Star Chapter of the Appraisal Institute in numerous leadership capacities, including as past president. Other memberships include the National Association of Realtors, and the Minneapolis Area Association of Realtors. He holds a Certified General Real Property appraisal license.

Mr. Day competently supports and communicates his professional findings and opinions, and has testified as an expert witness in District Court, Federal Court, and in condemnation proceedings before District Court-appointed county commissions.

EDUCATION

- Bachelor of Science Degree - Business Administration, 1978 honor graduate from the University of Minnesota, Minneapolis, Minnesota, with an emphasis in finance

APPRAISAL EDUCATION

The Appraisal Institute

- Capitalization Theory & Techniques, Part A
- Capitalization Theory & Techniques, Part B
- Case Studies in Commercial Highest And Best Use
- Income Property Valuation In The 1990s Seminar
- Evaluations & The Real Estate Appraisal Industry Seminar
- Case Studies In Real Estate Valuation
- Appraising Troubled Properties Seminar
- Eminent Domain and Condemnation Appraising
- Senior Demographics and its Impact on Senior Housing
- Attacking & Defending Appraisal in Litigation
- Fundamental of Separating Real Property, Personal Property, and Intangible Business Assets
- Uniform Appraisal Standards for Federal Land Acquisitions
- Appraisal Report Writing Seminar
- Discounted Cash Flow Seminar
- Standards Of Professional Practice
- Subdivision Analysis
- Toxic Contamination
- Appraisal of Local Retail Properties
- Wetlands and Property Evaluations
- Upscale Urban Townhouse Development
- Multi-Family Housing—the Future
- Regional Retail Malls Seminar
- Eminent Domain
- Construction Disturbance & Temporary Loss of Going Concern

QUALIFICATIONS OF THOMAS J. DAY (CONTINUED)

The Society Of Real Estate Appraisers

- Introduction To Appraising Real Property, Course 101
- Applied Residential Appraising, Course 102
- Evaluating Residential Construction
- Building Codes and Inspections Seminar

Other Organizations

- Appraising Conservation Easements—American Society of Farm Managers & Rural Appraisers
 - State of Minnesota vs. Woodridge Plaza L.P. Seminar—International Right of Way Association
 - Mock Trial Seminar—International Right of Way Association
 - FHA Single-Family New Construction Appraisal Training Seminar/HUD Training Seminar—HUD
 - Right of Way Professional Conferences—Minnesota Department of Transportation
 - Comprehensive Appraisal Workshop—Ted Whitmer
 - The Uniform Relocation and Real Property Acquisition Act—International Right of Way Association
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LICENSES AND AFFILIATIONS

- Minnesota General Real Property Appraiser License No. 4000814
 - Member - MAI designated member of Appraisal Institute
 - Member - SRA designated member of Appraisal Institute
 - Past service of the North Star Chapter of the Appraisal Institute as President, Vice President, Secretary, Treasurer, Nominating Committee Chair, Education Committee Member, Finance Committee member, Residential Admissions Committee Chair, Bylaws Committee Chair, Program Committee Chair, Residential Associate Guidance Committee Chair, Pro-Bono Committee member, Peer Review Committee member, and Scholarship Committee member
 - Member - National Association of Realtors
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CLIENTS SERVED

Numerous individuals, attorneys, corporations, partnerships, non-profits, governmental agencies and lenders. Sample clients include the following:

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| ■ Anchor Bank | ■ First Federal | ■ MN State Fair |
| ■ Anoka Electric Cooperative | ■ GE Capital | ■ New Market Bank |
| ■ Bank of America | ■ Gray, Plant, Mooty | ■ New York Life Insurance Company |
| ■ BMO Harris Bank / M & I Bank | ■ Habitat For Humanity | ■ Park National Bank |
| ■ Bremer Bank | ■ Hennepin County | ■ Powderhorn Residents Group |
| ■ Bridgewater Bank | ■ Highland Banks | ■ Premier Bank |
| ■ Briggs and Morgan | ■ Honeywell | ■ Project For Pride in Living, Inc. |
| ■ Burnsville School District | ■ Hopkins School District | ■ Ramsey County |
| ■ The Business Bank | ■ Kennedy & Graven | ■ Richfield Bank and Trust |
| ■ Central Community Housing Trust / Aeon | ■ Lakeville School District | ■ Redesign, Inc. |
| ■ Citizens Bank | ■ Metropolitan Airports Commission | ■ Sherburne State Bank |
| ■ City of Bloomington | ■ Midland Financial | ■ Southside Neighborhood Housing Services |
| ■ City of Circle Pines | ■ Midway National Bank | ■ State of Minnesota |
| ■ City of Edina | ■ Minneapolis Community Planning & Economic Development | ■ RBC Builder Finance |
| ■ City of Minneapolis | ■ Minneapolis Library | ■ TCF Bank |
| ■ City of Minnetonka | ■ Minneapolis Park and Recreation Board | ■ Three Rivers Park District |
| ■ City of Orono | ■ Minneapolis Public Works Department | ■ Union Bank and Trust |
| ■ City of Plymouth | ■ Minneapolis School District | ■ U.S. Bancorp |
| ■ City of St. Louis Park | ■ MN Office of Attorney General | ■ U.S. Fish and Wildlife Service |
| ■ City of Wayzata | ■ MN Department of Commerce | ■ Voyager Bank |
| ■ Detroit Lakes Airport | ■ MN Dept of Transportation | ■ Wells Fargo Bank |
| ■ Fredrikson & Byron, P.A. | | ■ Xcel Energy |
| ■ First American Bank | | |