



DEPARTMENT OF FINANCE
DATE REC'D: JUN 09 2023
ROUTE TO:
COPY TO:
ACTION: Prof. Svcs - Real Prop. Appraisal;
Real Estate Appraisal
FMSD
Real Estate Valuation & Consulting

June 9, 2022

Deanna Sako
Director of Finance
County of Hawaii
25 Aupuni Street Suite 2103
Hilo, Hawaii 96720

Re: **Statement of Qualification and Letter of Interest - REAL PROPERTY APPRAISAL SERVICES**

Dear Ms. Sako:

Pursuant to your Notice to Providers of Professional Services, we would like to request your consideration for continuance on your list of firms as a provider of *Real Property Appraisal (Real Estate Appraisal)*, *Category FN.12*, for the fiscal year 2023 – 2024.

Enclosed for your information and use are the following:

- DPW Form 120 which includes required information listed on your notice including firm information, qualifications of key members of our firm, education, and training.
- List of recent Hawaii County projects
- Certificate of Good Standing and Certificate of Vendor Compliance
- Appraiser License
- Client References
- Company Brochure

We also invite you to visit our website, www.acmmaui.com.

Please contact me at (808) 270-0604 for any additional information you may require.

Thank for you for your consideration and we look forward to providing further appraisal and consulting services to the County of Hawaii.

Respectfully yours,

ACM Consultants, Inc.

Ted Yamamura, SRA, CGA, R/W-AC
Executive Vice President

Enclosures

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

QUESTIONNAIRE FOR ARCHITECTS, ENGINEERS AND OTHER PROFESSIONAL SERVICES		DATE	5/1/2023
QUESTIONNAIRE FOR: (LIST DISCIPLINE)		OTHER QUESTIONNAIRES SUBMITTED: (LIST DISCIPLINES)	
Real Estate Appraisal			
FIRM NAME	ESTABLISHED YEAR STATE	TYPE OF ORGANIZATION (Underline)	OTHER
ACM Consultants, Inc. (Originally established as ACM Real Estate Appraisers)	1982 HI	INDIVIDUAL PARTNERSHIP CORPORATION	JOINT VENTURE OTHER
BUSINESS ADDRESS, TELEPHONE & FAX NO. OF HAWAII OFFICE	AGE OF FIRM	FEDERAL ID NO.	YEARS ESTABLISHED IN HAWAII
2073 Wells Street, Suite 100, Wailuku, HI 96793 Telephone: (808) 242-6481 Fax: (808) 242-1852	41 years	94-3268494	41
PRINCIPALS OF FIRM: (NAMES)	ASSOCIATE MEMBERS OF FIRM: (NAMES)		
Len Inokuma, SRA, CRA	Ted Yamamura, SRA, CGA, R/W-AC		
PRESENT BRANCH OFFICE(s): (ADDRESS, TELEPHONE & FAX NO.)	PERSON IN CHARGE: (NAMES)		
2073 Wells Street, Suite 100, Wailuku, HI 96793 Telephone: (808) 242-6481 Fax: (866) 871-1226	Len Inokuma		

NUMBER OF PERSONNEL IN YOUR PRESENT ORGANIZATION

LOCATED AT	OTHER PERSONNEL										TOTAL					
	PRINCIPALS & KEY PERSONNEL		OTHER PERSONNEL							Spec. Writer		Inspector	Surveyor	Balance		
	Architect	Engineer	Others	Architect	Engineers			Draftsmen								
				Mech.	Electri	Civil	Others									
HOME OFFICE			1													
BRANCH IN																
TOTAL			1													
TECHNICAL PERSONNEL: Support Staff	2															1
																NUMBER OF PERSONNEL WITHOUT HAWAII LICENSES

PERSONAL HISTORY STATEMENT OF PRINCIPALS AND ASSOCIATES WITHIN YOUR FIRM									
NAME		RESIDENT OF		NAME		RESIDENT			
Len Inokuma		Hawaii		Ted Yamamura		Hawaii			
<p>TITLE President</p> <p>EXECUTIVE TITLE Executive Vice-President/Senior Appraiser</p>									
YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL	YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL		
26	9	N/A	21 yrs	45	29 yrs		17 yrs		
<p>EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) University of Nevada-LV, BSBA Real Estate Finance (1995)</p> <p>MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS Appraisal Institute, HI Chapter; Realtors Association of Maui</p>									
<p>REGISTRATION (TYPE, YEAR, STATE) CRA-645, 10/9/2002, Hawaii</p>									
NAME		RESIDENT OF		NAME		RESIDENT OF			
<p>TITLE</p>									
YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL	YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL		
<p>EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)</p> <p>MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS</p>									
<p>REGISTRATION (TYPE, YEAR, STATE)</p>									

PERSONAL HISTORY STATEMENT OF TECHNICAL PERSONNEL WITHIN YOUR FIRM

NAME Ashley Haleakala		STATUS (Underline) Full-Time Part-Time YEARS OF EXPERIENCE 19		STATUS (Underline) Full-Time Part-Time YEARS OF EXPERIENCE	
TITLE OR POSITION Licensed Staff Appraiser					
WITH THIS FIRM 18	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS	WITH OTHER FIRMS		
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) University of Hawaii, BBA/Management & Finance (2005)					
REGISTRATION (TYPE, YEAR, STATE) CRA-1118, 2/12/2015, Hawaii					
NAME		STATUS (Underline) Full-Time Part-Time YEARS OF EXPERIENCE		STATUS (Underline) Full-Time Part-Time YEARS OF EXPERIENCE	
TITLE OR POSITION					
WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS	WITH OTHER FIRMS		
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)					
REGISTRATION (TYPE, YEAR, STATE)					
NAME		STATUS (Underline) Full-Time Part-Time YEARS OF EXPERIENCE		STATUS (Underline) Full-Time Part-Time YEARS OF EXPERIENCE	
TITLE OR POSITION					
WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS	WITH OTHER FIRMS		
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)					
REGISTRATION (TYPE, YEAR, STATE)					

OUTSIDE ASSOCIATES AND CONSULTANTS USUALLY EMPLOYED

DISCIPLINE	NAME OF FIRM OR INDIVIDUAL	DISCIPLINE	NAME OF FIRM OR INDIVIDUAL
Cost Consulting	J. Uno & Associates		

ERRORS AND OMISSIONS INSURANCE

DOES YOUR FIRM HAVE ERRORS & OMISSION (E&O) INSURANCE? (Underline)	AMOUNT OF COVERAGE PER CLAIM	AMOUNT OF DEDUCTIBLE
<u>YES</u> NO PROJECT INSURANCE	\$ 1M	\$ \$1,000

Submit proof of insurance or insurability from your insurance carrier with this form.

SUMMARY OF YOUR FIRM'S COMPLETED AND PRESENT PROJECTS DURING THE LAST TEN YEARS

AS A PRIME A/E CONSULTANT

TOTAL NUMBER OF COMPLETED PROJECTS	
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS	\$
TOTAL NUMBER OF PRESENT PROJECTS	N/A
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS	\$

AS AN ASSOCIATE WITH OTHER A/E CONSULTANTS

TOTAL NUMBER OF COMPLETED PROJECTS	
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM WAS RESPONSIBLE)	\$
TOTAL NUMBER OF PRESENT PROJECTS	N/A
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM IS RESPONSIBLE)	\$

CLASS OF WORK AND PROJECT TYPE SPECIALIZATION

TYPE OF PROJECT	TOTAL NO. OF COMPLETED PROJECTS	TOTAL ESTIMATED CONSTRUCTION COST	TOTAL ESTIMATED PROJECT SIZE (G.S.F.)
NOT APPLICABLE			

Categorize your firm's class for work during the last ten years by project type. Examples of project types include Educational, Commercial, Industrial, Residential, Health Care, Correctional and Judicial Facilities. Work may also be categorized as planning, civil sitework, renovation/alteration, architectural barrier removal, fire alarm system, etc.

PRESENT/COMPLETED PROJECTS IN WHICH YOUR FIRM IS/WAS DESIGNATED THE PRIME CONSULTANT (BY TYPE)
 (LIST A MAXIMUM OF 10 PROJECTS FOR EACH DISCIPLINE/TYPE OF WORK BEING APPLIED FOR. LIST PROJECTS THAT REFLECT YOUR ABILITY TO PROVIDE QUALITY WORK FOR YOUR REQUESTED PROJECTS.)

YEAR	NAME AND LOCATION OF THE PROJECT	NAME OF LEAD DESIGNER	NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER	ESTIMATED CONST. COST (\$)	DURATION FOR DESIGN (MONTHS)	% COMPLETED	
						DESIGN	CONST.
	NOT APPLICABLE						

PRESENT/COMPLETED PROJECTS THAT YOUR FIRM IS/WAS ASSOCIATED WITH OTHERS (BY TYPE)

(LIST A MAXIMUM OF 10 PROJECTS FOR EACH DISCIPLINE/TYPE OF WORK BEING APPLIED FOR. LIST PROJECTS THAT REFLECT YOUR ABILITY TO PROVIDE QUALITY WORK FOR YOUR REQUESTED PROJECTS.)

YEAR	NAME AND LOCATION OF THE PROJECT	NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER	ESTIMATED CONSTRUCTION COST		DURATION FOR DESIGN (MONTHS)	PRIME FIRM ASSOCIATED WITH	% COMPLETED	
			ENTIRE PROJECT	YOUR FIRM'S WORK			DESIGN	CONST.
	NOT APPLICABLE							

Explain firm's individual project assignment, project management structure, project execution (work flow and responsibilities) and quality control process. In the event the spaces provided on this form are not sufficient for entries, or if you wish to furnish additional information, it may be inserted here or on separate sheets, with appropriate references.

ACM Consultants, Inc., has established a proven process for providing quality real estate valuation and counseling services to our clients. These services are designed to satisfy our client's needs, consistent with the fee and other constraints established by our client. We recognize the challenges involved in this contract and are committed to providing the highest quality service as well as timely and pertinent information for project management and tasking. Quality assurance and completing the work on time are important objectives for our staff.

Ted Yamamura, SRA, CGA, RW-AC and staff members propose to combine their individual experience and capabilities to provide appraisal services to the various project assignments. A project team with the necessary expertise and manpower will be put together to properly conduct the scope of work. A Principal is involved with every project assuring quality control and adherence to project schedules. The personnel assigned to the project will be responsible for implementing our Quality Assurance Plan under the direction of the Principal.

Although we do not anticipate the need for outside professional services, we will not hesitate to consult with specialists if a situation warrants it. Project management is performed by the key individual assigned to a project and quality control is incorporated at all levels. We recognize the challenges involved in assignments and are committed to providing the client with high-quality service as well as timely and pertinent information while completing the valuation assignments.

Key Person: Ted Yamamura, SRA, CGA, RW-AC

As of this date May 1, 2023 the foregoing is a true statement of facts.

NAME OF FIRM OR INDIVIDUAL SUBMITTING QUESTIONNAIRE
ACM Consultants, Inc.

TYPE NAME AND TITLE OF PERSON SIGNING
Ted Yamamura, Executive Vice President

SIGNATURE



NOTE: It is to a firm's advantage to maintain its experience record on a current basis. This may be accomplished by periodically forwarding current data to DAGS.

PRINCIPALS ONLY - ADDITIONAL INFORMATION

NAME Len Inokuma, SRA, CRA	TITLE AND POSITION President	YEARS WITH FIRM 18
MAJOR RESPONSIBILITIES WITH THIS FIRM CEO/Manager/Appraiser		

PRIOR EMPLOYMENT

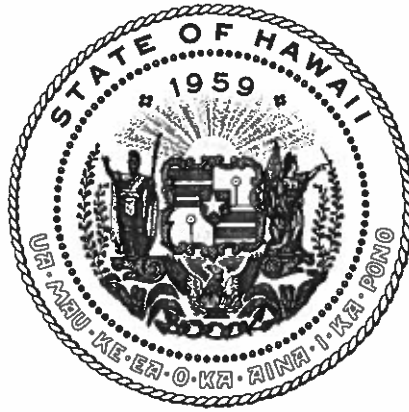
(START WITH LATEST EMPLOYMENT PRIOR TO JOINING THIS FIRM AND PROVIDE SIMILAR INFORMATION FOR EACH SEPARATE EMPLOYMENT OR MAJOR CHANGES IN DUTIES WITH THE SAME EMPLOYER.)

FIRM: CNH Funding	DATE FROM: 1997 TO: 1998	FIRM: Rio Hotel and Casino	DATE FROM: 1995 TO: 1997
ADDRESS: Las Vegas, NV		ADDRESS: Las Vegas, NV	
JOB TITLE: Mortgage Broker		JOB TITLE: Guest Services Supervisor	
SUPERVISOR'S NAME AND TITLE: Patrick Lee		SUPERVISOR'S NAME AND TITLE: Stuart Anbe	
MAJOR DUTIES: Loan Origination		MAJOR DUTIES: Supervise Bell Desk Operations	

FIRM:	DATE FROM: TO:	FIRM:	DATE FROM: TO:
ADDRESS:		ADDRESS:	
JOB TITLE:		JOB TITLE:	
SUPERVISOR'S NAME AND TITLE:		SUPERVISOR'S NAME AND TITLE:	
MAJOR DUTIES:		MAJOR DUTIES:	

COUNTY OF HAWAII
Completed Projects and Contact Information

Project	Project Year	Location	Department	Contact
Halelua Oceanfront Land Acquisition	2022	North Kohala, Hawaii	Dept of Finance	Mr. Hamana Ventura
Kakala O Kamoā Oceanfront Property	2022	Kailua-Kona, Hawaii	Dept of Finance	Mr. Hamana Ventura
Destiny Deep Sea Water Property	2022	Kailua-Kona, Hawaii	State NELHA	Mr. Gregory Barbour
Kapanaia Land Acquisition	2022	North Kohala, Hawaii	Dept of Finance	Mr. Hamana Ventura
Mamalahoa Hwy Drainage Improvements	2022	Waimea, Hawaii	Dept of Public Works	Mr. Alan Thompson
Kalnallu Parking Parcel	2021	Kealahou, Hawaii	Dept of Finance	Mr. Hamana Ventura
Kapalama Kohala Parcel Acquisition	2021	North Kohala, Hawaii	Dept of Finance	Mr. Hamana Ventura
Kukuihaele Lot 1 Acquisition	2021	Hamakua, Hawaii	Dept of Finance	Mr. Daryl Inaba
Bar-King Dog Kennel Acquisition	2021	Keaau, Hawaii	Dept of Finance	Mr. Hamana Ventura
Kealahou Rubbish Dump Extension	2020	Kona, Hawaii	Dept of Finance	Mr. Hamana Ventura
Holualoa Lots Acquisition	2020	Kona, Hawaii	Dept of Finance	Mr. Hamana Ventura
Kona Micro Units	2020	Kona, Hawaii	Dept of Finance	Mr. Hamana Ventura
Papaikou Beach Access Easement	2020	Kona, Hawaii	Dept of Corp. Counsel	Mr. Sinclair Salas-Ferguson
Pohoiki Road Restoration	2020	Puna, Hawaii	Dept of Public Works	Mr. Ben Ishii
Mamalahoa Hwy Drainage Improvements	2020	Waimea, Hawaii	Dept of Finance	Ms. Deanna Sako
Kapanaia Land Acquisition	2019	North Kohala, Hawaii	Dept of Finance	Ms. Deanna Sako
73-410 Hulikoā Drive Property Acquisition	2019	Kailua-Kona, Hawaii	Dept of Finance	Ms. Deanna Sako
Waiolapae Tide Pools Appraisal Review	2018	Pahoa, Hawaii	Dept of Finance	Ms. Maxine Cutler
Lono Kona Sewer Project	2017	Kona, Hawaii	Dept of Finance	Ms. Maxine Cutler
Kona Industrial Properties	2017	Kona, Hawaii	Dept of Finance	Ms. Maxine Cutler
Kau Park Lands Acquisition	2017	Kau, Hawaii	Dept of Finance	Ms. Maxine Cutler
Papaikou Beach Access Easement	2017	Papaikou, Hawaii	Dept of Corp. Counsel	Mr. Ron Kim
Saddle Road, East Section	2017	South Hilo, Hawaii	State DOT	Lennie Okano-Kendrick, P.E.
Pahoa Parking Property	2015	Pahoa, Hawaii	Dept of Finance	Ms. Alexandra Kelepolo
Pahoa Oceanfront Parcels	2015	Pahoa, Hawaii	Dept of Finance	Ms. Alexandra Kelepolo
Hokulia Bypass Road Litigation	2015	Kona, Hawaii	Dept of Corp. Counsel	Mr. Steven Strauss
Dept of Interior Land Acquisition	2014	Kau, Hawaii	Dept of Finance	Mr. Ken Van Bergen
Kaiholena Lot 14-1-F Update	2014	Kona, Hawaii	Dept of Finance	Ms. Alexandra Kelepolo
Pahoa Land Acquisitions	2014	Pahoa, Hawaii	Dept of Finance	Mr. Ken Van Bergen
Kapiolani Street Extension ROW Lot A-2	2014	Hilo, Hawaii	Dept of Corp. Counsel	Mr. Joe Kamelamela
Kahuku Coastline Land Acquisition	2014	Kona, Hawaii	Dept of Finance	Mr. Ken Van Bergen
Hokulia Bypass Road Lot 2 Appraisal	2014	Kona, Hawaii	Dept of Corp. Counsel	Mr. Joe Kamelamela
Kapulena Well Dev. Phase 2	2013	Hamakua, Hawaii	Dept of Water Supply	Mr. Jason Killam
Vacant Parcels for Acquisition	2013	North Kona, Hawaii	Dept of Finance	Mr. Ken Van Bergen
Kapiolani Street Extension	2013	Hilo, Hawaii	Dept of Finance	Mr. Daryl Inaba
Manono Street Improvements	2013	Hilo, Hawaii	Dept of Finance	Mr. Daryl Inaba
Update of Laaloa ROW Lot B-2	2013	Kona, Hawaii	Dept of Finance	Ms. Kathy Garson
Road Lot B	2013	Hilo, Hawaii	Dept of Finance	Mr. Ken Van Bergen
Hokulia Bypass Road Extension	2012	Kona, Hawaii	Dept of Corp. Counsel	Mr. Joe Kamelamela
Hokulia 80-Lots	2012	Kona, Hawaii	Dept of Finance	Mr. Daryl Inaba
Laaloa Avenue Extension Project	2011	North Kona, Hawaii	Dept of Finance	Mr. Daryl Inaba
TMK 9-2-12-5 Land Acquisition	2011	Kau, Hawaii	Dept of Finance	Mr. Daryl Inaba
Easements A & E-1	2011	Hamakua, Hawaii	Dept of Finance	Mr. Daryl Inaba
HECO Easement	2011	Hamakua, Hawaii	Dept of Finance	Mr. Daryl Inaba
Lot 26-B Acquisition	2011	Pohoiki, Puna, Hawaii	Dept of Finance	Mr. Daryl Inaba
Laaloa Avenue Extension Project	2011	North Kona, Hawaii	Dept of Finance	Mr. Ken Van Bergen
TMK (3) 7-5-19-25, Parcel Acquisition	2010	North Kona, Hawaii	Dept of Finance	Mr. Daryl Inaba
Alii Drive Acquisition Parcels	2010	North Kona, Hawaii	Dept of Finance	Mr. Ken Van Bergen
Kau Land Acquisition Parcels	2010	Kau, Hawaii	Dept of Finance	Mr. Ken Van Bergen
Honokaa Sewer Easements	2010	Honokaa, Hawaii	Dept of Finance	Mr. Daryl Inaba
Puainako Street Extension	2010	South Hilo, Hawaii	Hawaii County	Mr. Al Inoue - 935-2995
Kaholalele Parcel Acquisitions	2009	Hamakua, Hawaii	Dept of Finance	Mr. Ken Van Bergen
North Kohala Parcel Acquisitions	2009	North Kohala, Hawaii	Dept of Finance	Mr. Ken Van Bergen
Market Value of 16 Pauuilo Lots	2009	Hamakua, Hawaii	Dept of Finance	Mr. Daryl Inaba
Remnant Valuation-Oshima	2009	North Kona, Hawaii	Dept of Finance	Mr. Harry Yada
Ane Keohokalole Hwy Project	2009	North Kona, Hawaii	Hawaii County &	Mr. Al Inoue - 935-2995
Easement A, Puna Baseyard	2008	Puna, Hawaii	Dept of Finance	Mr. Harry Yada
Land & Improvements Acquisition	2007	South Kona, Hawaii	Dept of Finance	Mr. Harry Yada
Ane Keohokalole Hwy Project	2009	North Kona, Hawaii	Hawaii County, State DOT	Mr. Al Inoue - 935-2995
Kawailani Street Improvements	2008	South Hilo, Hawaii	Hawaii County	Mr. Al Inoue - 935-2995



Department of Commerce and Consumer Affairs

CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that according to the records of this Department,

ACM CONSULTANTS, INC.

was incorporated under the laws of Hawaii on 04/29/1997 ; and that it is an existing corporation in good standing, and is duly authorized to transact business.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: May 01, 2023

Director of Commerce and Consumer Affairs





STATE OF HAWAII
STATE PROCUREMENT OFFICE

CERTIFICATE OF VENDOR COMPLIANCE

This document presents the compliance status of the vendor identified below on the issue date with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs (DCCA).

Vendor Name: ACM CONSULTANTS, INC.

Issue Date: 05/01/2023

Status: **Compliant**

Hawaii Tax#: 20103567
New Hawaii Tax#: GE-0105611244-01
FEIN/SSN#: XX-XXX8494
UI#: XXXXXX3923
DCCA FILE#: 108383




Status of Compliance for this Vendor on issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
8821	Internal Revenue Service	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Compliant
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant


Status Legend:

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	A status determination has not yet been made
Submitted	The entity has applied for the certificate but it is awaiting approval
Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information

TED YAMAMURA
State of Hawaii Appraiser License


License Number CGA-160	Expiration date 12/31/2023	
STATE OF HAWAII DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS CERTIFIED GENERAL APPRAISER		
TED K YAMAMURA 2073 WELLS ST STE 100 WAILUKU, HI 96793		
		
		
SIGNATURE OF LICENSEE		

State of Hawaii
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS



This is to Certify that TED K. YAMAMURA
has been duly licensed as a CERTIFIED GENERAL APPRAISER
in the State of Hawaii on SEPTEMBER 18, 1991
This license shall be in full force and effect only as long as it is supported by
a current license identification card.

License Number 160


Director
Department of Commerce & Consumer Affairs

201 THIS LICENSE MUST BE DISPLAYED AT PLACE OF BUSINESS AND IS NOT TRANSFERABLE OR ASSIGNABLE.

REFERENCES

Mr. Guy Hironaka, Real Property Manager
County of Maui-Department of Finance
200 South High Street, 2nd Floor
Wailuku, Hawaii 96793
Tel: (808) 270-7725
Fax: (808) 270-7878
Email: guy.hironaka@co.maui.hi.us

Mr. Hamana Ventura, Property Manager
County of Hawaii
25 Aupuni Street Suite 1101
Hilo, Hawaii 96720
Tel: (808) 961-3528
Email: hamana.ventura@hawaiicounty.gov

Mr. Cyrus Chen, Appraisal Section Chief
State of Hawaii-Dept of Transportation,
Right of Way Branch
601 Kamokila Boulevard, Room 691
Kapolei, Hawaii 96707
Tel: (808) 692-7693
Fax: (808) 692-7327
Email: cyrus.cy.chen@hawaii.gov

Mr. Randall Endo, Vice President
A & B Properties Hawaii, LLC
11 Puunene Avenue
Kahului, Hawaii 96732
Tel: (808) 872-4307
Fax: (808) 871-7497
Email: rendo@abprop.com

Mr. Shane Nishimoto, MAI, Chief Appraiser
American Savings Bank
300 North Beretania Street
Honolulu, Hawaii 96817
Tel: (808) 539-7814
Email: snishimoto@asbhawaii.com

Mr. Aaron Sakamoto, Chief
City and County of Honolulu
Dept of Design and Construction, Land Division
650 South King Street
Honolulu, Hawaii 96813
Tel: (808) 768-8717
Fax: (808) 523-4567
Email: asakamoto@honolulu.gov

Mr. Russell Tsuji, Land Division Administrator
State of Hawaii-Dept of Land & Natural Resources
P O Box 621
Honolulu, Hawaii 96809
Tel: (808) 587-0422
Fax: (808) 587-0455
Email: russell.y.tsuji@hawaii.gov

Ms. Linda Murai, Property Manager
State of Hawaii-Dept of Agriculture
1428 South King Street
Honolulu, Hawaii 96814
Tel: (808) 973-9471
Fax: (808) 973-9467
Email: linda.h.murai@hawaii.gov

Mr. David Hinazumi, Senior Vice President
Grove Farm
3-1850 Kaunualii Highway
Lihue, Hawaii 96766
Tel: (808) 245-3775
Fax: (808) 246-9470
Email: dhinazumi@grovefarm.com

Ms. Krista Lunzer, Director of Transit Property
Acquisition and Relocation
City and County of Honolulu
Honolulu Authority for Rapid Transportation (HART)
1099 Alakea Street Suite 1700
Honolulu, Hawaii 96813
Tel: (808) 768-6159
Email: klunzer@wdschockco.com

Corporate Resume



ACM Consultants, Inc.

2073 Wells Street, Suite 100
Wailuku, Maui, Hawaii 96793
(808) 242-6481

www.acmmaui.com

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ACM Consultants, Inc. is one of the most experienced independent real estate valuation and consulting companies in Hawaii. The firm is based on the island of Maui and provides diverse services throughout the State of Hawaii.

As an integral part of the real estate decision process, ACM Consultants, Inc. provides real estate valuation opinions to a wide range of clients from individual buyers or sellers to developers, lenders, government entities and large private institutions. The firm is involved in providing valuation and market study services for residential properties, condominium units, vacant land, estates, and complex, high value residential real properties throughout the State of Hawaii. ACM Consultants, Inc., also provides expert witness services in the court system of the State of Hawaii, U.S. District Court and U.S. Bankruptcy Court. We also provide specialized services to assist in alternative dispute resolution processes such as mediation and arbitration proceedings, and eminent domain.

The principal and associates of ACM Consultants, Inc. are experienced and highly educated in their various fields of expertise. Within the firm are members who have attained the distinctive SRA appraisal designation from the Appraisal Institute, and R/W-AC Certification from the International Right of Way Association.

LEN INOKUMA, SRA, CRA, owner and president of ACM Consultants Inc., has been an integral part of the company since 1999. After graduating from the University of Nevada, Las Vegas with a BSBA in Real Estate Finance, Len moved back to Maui to begin his career in residential appraising. By 2002, Len was licensed as a certified residential appraiser (CRA) in the State of Hawaii, and later earned the respected **SRA** designation from the Appraisal Institute. Being born and raised in Hawaii, along with his extensive knowledge of real estate, Len became an expert in all types of residential properties. As president, Len is actively involved in every aspect of the company. This includes working with clients, overseeing daily operations, leading ACM's growth strategy, and focusing on creating new and applicable valuation products, which will serve his clients more effectively.

During his spare time, Len is an active member of his community. He is a board member of the Hawaii Chapter of the Appraisal Institute, the President of the St. Anthony Parish School Board, and a board member of St. Anthony Grade School's PTG. He also serves as a member of both Hale Makua's General Board and the Development and Community Relations Committee. Len resides in Kahului with his wife, Dayna, and two sons, Devin and Chase.

TED K. YAMAMURA, SRA, CGA, R/W-AC, Executive Vice-President and senior appraiser was raised on the island of Maui, is a veteran of the U.S. Air Force and educated at the University of Hawaii, Manoa. He received banking experience as manager for the former Honolulu Federal Savings and Loan and began his appraisal career as Vice President, Maui Branch of the former Alexander & Alexander, Ltd. In 1982, he established ACM, Real Estate Appraisers, now known as ACM Consultants, Inc. He is an **SRA** designee of the Appraisal Institute and also a Right of Way-Appraisal Certified (**R/W-AC**) appraiser in the State of Hawaii. His primary expertise is the valuation and counseling for government entities throughout the State of Hawaii, arbitration services, litigation support and expert witness services in the court system of the State of Hawaii, U.S. District Court and U.S. Bankruptcy Court. He also provides valuation of complex, high value residential real properties.

Mr. Yamamura is also **Yellow Book** and **Right of Way** educated and experienced.

ACM Consultants, Inc. is proud to be a part of the complex and challenging process of real property valuation on Maui and the State of Hawaii. As the economics of real property changes from market to market, we take pride in knowing that our staff are able to quickly adapt and provide the quality and professional service our clients deserve.



■ **INCORPORATION**

Founded August 1982.
Incorporated State of Hawaii, April 1997.

■ **ADDRESS AND CONTACT**

2073 Wells Street, Suite 100
Wailuku, Maui, HI 96793
Telephone: (808) 242-6481
Fax: (866) 871-1226
Website: <http://www.acmmaui.com>

■ **COMPANY HISTORY**

ACM Consultants, Inc, formerly known as ACM Real Estate Appraisers, Inc., is a Hawaii corporation. ACM Consultants, Inc., is a professional organization providing informed and objective real property valuation services to clients requiring responsible, comprehensive and creative guidance to enable informed decisions and viable solutions in real property valuation problems. ACM Consultants, Inc. is engaged solely in the real property valuation and consultation field.

■ **PROFESSIONAL MEMBERSHIPS**

Appraisal Institute, SRA Designation (Len Inokuma)
Appraisal Institute, SRA Designation (Ted Yamamura)
National Association of Realtors, Appraisal Section,
Founding Member
International Right of Way Association,
Past Chapter President
International Right of Way Association, R/A-AC Certification
(Ted Yamamura)

APPRAISER LICENSING

State of Hawaii, Certified General Appraiser
State of Hawaii, Certified Residential Appraiser

■ **KEY PERSONNEL**

Len Inokuma, President	SRA, CRA
Ted Yamamura, Exec VP	SRA, CGA, R/W-AC
Ashley Haleakala	CRA
Tamra Takeshita	
Tiani Quipotla	

■ **SERVICE AREA**

State of Hawaii, All Counties



- **SERVICES – Residential Appraisals**

- Single Family
- Condominium Unit
- Vacant Land
- Multiple Dwelling Properties
- Estates
- High Value Properties

- **SERVICES – Specialized Appraisals**

- Eminent Domain
- Easement Valuations
- Partial Acquisition Valuations
- Right of Way Acquisition and Permitting
- Federal, State and County Highway Projects
- Enhancement Valuation
- Highway, Airport and Harbor Properties
- Lease Rent Re-Openings
- Remnant Valuations
- Revocable Permits
- Submerged Lands

- **LEGAL**

- Arbitration
- Mediation
- Estate Valuation
- Litigation Support
- Expert Witness



■ CLIENTS

ACM Consultants, Inc. is approved by numerous financial, private and governmental institutions. A partial list of clients include:

FINANCIAL

- | | |
|---------------------------|--------------------------|
| American Savings Bank FSB | Finance Factors, Ltd. |
| Bank of America | First Hawaiian Bank |
| Bank of Hawaii | Hawaii National Bank |
| Bank of Oklahoma, N.A. | Home Street Bank |
| California Savings Bank | Pacific Rim Bank |
| Central Pacific Bank | Silicon Valley Bank |
| CitiBank, Hong Kong | Territorial Savings Bank |
| Citigroup Private Banking | The Bank of Tokyo |
| Deutsche Bank | US Bank |
| Federal Credit Unions | |

PRIVATE ENTITIES AND CORPORATIONS

- | | |
|----------------------------------|---------------------------------|
| Alexander & Baldwin, Inc. | Lowe's |
| AKF Development | Malulani Investments, Ltd. |
| Castle & Cooke Company | Maui Electric Company |
| CH2M Hill | Marriott |
| Clinical Laboratories of Hawaii | Maui Memorial Medical Center |
| Commercial Properties of Maui | Makani Nui Associates |
| DR Horton-Schuler Homes | Mitsunaga & Associates |
| Dowling Company, Ind. | Oceanic Time Warner Cable |
| Fidelity National Title | Pacific Rim Land, Inc. |
| First Wind Energy LLC | Parsons Brinckerhoff |
| Haleakala Ranch Company | Pacific Rim Land |
| Grove Farm | Property Development Center |
| Hawaiian Cement | Pulama Lanai |
| KRS Development | The Mills Group |
| Henkels & McCoy | Sempra Generation-Auwahi Wind |
| Kamehameha Schools | SSFM International |
| KSD Hawaii | Spencer Homes |
| Kapolei Property Development LLC | Starwood Hotels & Resorts |
| Kaanapali Beach Hotel | Stanford Carr Development |
| Kaanapali Development Corp | Tesoro Refining & Marketing Co. |
| Kaanapali Land Management Corp | Title Guaranty of Hawaii |
| Kaonoulu Ranch | Towne Development Hawaii |
| Kapalua Land Company | University of New Mexico |
| Kaupo Ranch | VIP Foodservice |
| Kukui'ula Development Company | West Maui Land Company |



LEGAL/ACCOUNTING/PLANNERS

Ashford & Wriston, LLP	Klevansky Piper LLP
Alston Hunt Floyd & Ing	Kobayashi, Sugita & Goda
Bays Lung Rose Holma	Karen Temple, Attorney at Law
Bronster Fujichaku Robbins	Mancini, Welch & Geiger LLP
Cades Schutte LLP	McKeon Imlay Mehling
Carlsmith Ball LLLP	Horovitz Tilley
Dwight K. Muraoka, Attorney	Pamela Shults, Attorney At Law
Deeley King Pang & Van Etten	Ranken & Associates
Glenn Kosaka, Attorney At Law	Rush Moore, LLP
Goodsill Anderson Quinn & Stifel	Takitani Agaran & Jorgensen LLLP
Munekiyo & Hiraga Inc.	Niwao & Roberts, CPA's
Frampton & Ward LLC	N & K CPA's, Inc.
	Russell Yamane, CPA

GOVERNMENT

County of Maui

Office of the Mayor	Corporation Counsel
Department of Public Works	Department of Water Supply
Department of Finance	Department of Planning
Housing & Human Concerns	Parks and Recreation

City & County of Honolulu

Office of the Corporation Counsel	Honolulu Authority for Rapid Transportation (HART)
Department of Design and Construction	Department of Environmental Services
Department of Land Management	Department of Transportation Services

Kauai County

Public Works Department
Planning Department

Hawaii County

Department of Finance	Office of the Corporation Counsel
Department of Public Works	Environmental Management



State of Hawaii

Department of the Attorney General
Agribusiness Development Corporation
Department of Land & Natural Resources
Department of Education
Department of Transportation – Highways, Harbors, Airports
Department of Agriculture
Department of Business, Economic Development and Tourism
Department of Hawaiian Home Lands
Hawaii Health Systems Corporation
Hawaii Housing Finance & Development Corporation
Hawaii Community Development Authority
Hawaii Public Housing Authority
Natural Energy Laboratory of Hawaii

Federal

Housing and Urban Development
USDA Rural Development
United States Coast Guard
United States Department of Agriculture
United States Department of Agriculture-NRCS
Veteran’s Administration

NON-PROFIT AND EDUCATIONAL ORGANIZATIONS

Carden Academy of Maui	Kauai Economic Development Board
Emmanuel Lutheran Church and School	Queen Emma Land Company
Hale Mahaolu	The ARC in Hawaii
Kapiolani Medical Center for Women & Children	The Trust for Public Land
Maui Coastal Land Trust	The Roman Catholic Church
Mental Health Kokua	University of Hawaii
Pacific Cancer Institute	University of New Mexico



■ REFERENCE SOURCES

**Mr. Guy Hironaka, Real Property Manager
County of Maui-Department of Finance**
200 South High Street, 2nd Floor
Wailuku, Hawaii 96793
Tel: (808) 270-7725
Fax: (808) 270-7878
Email: guy.hironaka@co.maui.hi.us

**Mr. Aaron Sakamoto, Chief
City and County of Honolulu
Dept of Design and Construction, Land Division**
650 South King Street
Honolulu, Hawaii 96813
Tel: (808) 768-8717
Fax: (808) 523-4567
Email: asakamoto@honolulu.gov

**Mr. Hamana Ventura, Property Manager
County of Hawaii**
25 Aupuni Street Suite 1101
Hilo, Hawaii 96720
Tel: (808) 961-3528
Email: hamana.ventura@hawaiicounty.gov

**Mr. Russell Tsuji, Land Division Administrator
State of Hawaii-Dept of Land & Natural Resources**
P O Box 621
Honolulu, Hawaii 96809
Tel: (808) 587-0422
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**Mr. Cyrus Chen, Appraisal Section Chief
State of Hawaii-Dept of Transportation,
Right of Way Branch**
601 Kamokila Boulevard, Room 691
Kapolei, Hawaii 96720
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**Ms. Linda Murai, Property Manager
State of Hawaii-Dept of Agriculture**
1428 South King Street
Honolulu, Hawaii 96814
Tel: (808) 973-9471
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**Mr. Randall Endo, Vice President
A & B Properties Hawaii, LLC**
11 Puunene Avenue
Kahului, Hawaii 96732
Tel: (808) 872-4307
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Email: rendo@abprop.com

**Mr. David Hinazumi, Senior Vice President
Grove Farm**
3-1850 Kaunualii Highway
Lihue, Hawaii 96766
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**Mr. Shane Nishimoto, MAI, Chief Appraiser
American Savings Bank**
300 North Beretania Street
Honolulu, Hawaii 96817
Tel: (808) 539-7814
Email: snishimoto@asbhawaii.com

**Ms. Krista Lunzer, Director of Transit Property
Acquisition and Relocation
City and County of Honolulu
Honolulu Authority for Rapid Transportation (HART)**
1099 Alakea Street Suite 1700
Honolulu, Hawaii 96813
Tel: (808) 768-6159
Email: klunzer@wdschockco.com



PROFESSIONAL QUALIFICATIONS

Len Inokuma, SRA, CRA

ASSOCIATION MEMBERSHIPS:

Certified Residential Appraiser, State of Hawaii No. CRA-645,
Licensed 10/9/2002
Expiration: December 31, 2023



PROFESSIONAL AFFILIATIONS:

Member, Appraisal Institute, SRA Designation, Hawaii Chapter No. 67, Designation - 2014

EXPERIENCE:

President
ACM Consultants, Inc.
2073 Wells Street Suite 100
Wailuku, Hawaii 96793
May 1998 to Present

EDUCATION:

University of Nevada Las Vegas – BSBA Real Estate Finance - 1989-1995
Baldwin High School - 1985-1989

COMMUNITY AFFILIATIONS:

Hawaii Chapter of the Appraisal Institute President 2022
Hawaii Chapter of the Appraisal Institute Vice President 2020
Hawaii Chapter of the Appraisal Institute Secretary/Treasurer 2019
Hawaii Chapter of the Appraisal Institute Director 2016 - 2018
St. Anthony School Board 2017 - 2019
St. Anthony Parish School Board
President - 2016
St. Anthony PTG Board 2016
Hale Makua Services General Board 2014-2019
Hale Makua Services Development & Community Relations Committee Chair 2014-2019
Honolulu Japanese Chamber of Commerce 2005-2006
St. Anthony Parish School Board
Board Member 2003-2004
St. Anthony PTG Board
PTG President 2003-2004
PTG Vice President 2002-2003
PTG Member 1999-2004

SUCCESSFULLY COMPLETED THE FOLLOWING COURSES AND EXAMINATIONS:

Appraisal Institute, 7-Hour National USPAP Update Course, Online 2022
Appraisal Institute, "Business Practices and Ethics" – Online 2019
Appraisal Institute, "General Appraiser Market Analysis and Highest and Best Use" –
Online 2018
Appraisal Institute, Supervisory Appraiser/Trainee Appraiser Course – Honolulu, HI 2015
Appraisal Institute, "Advanced Residential Report Writing, Pt. II" – Seattle, WA 2013
Appraisal Institute, "Advanced Residential Applications & Case Studies" – Seattle, WA 2013
Appraisal Institute, "Residential & Commercial Valuation of Solar" – Albuquerque, NM 2013
Appraisal Institute, "Introduction to Green Buildings: Principles & Concepts - Online 2013
Appraisal Institute, "Online Residential Report Writing and Case Studies" – Online 2013
Appraisal Institute, "Online Real Estate Finance Statistics and Valuation Modeling"
Online 2012
Appraisal Institute, "Residential Market Analysis and Highest & Best Use" – Online 2011
Appraisal Institute, "Online Business Practices and Ethics" – Online, 2011



Appraisal Institute, "Online FHA and The Appraisal Process" – 2009
Appraisal Institute, "7 Hour USPAP Course" – Online, 2009
Appraisal Institute, "15 Hour USPAP course" – San Diego, California 2006
Appraisal Institute, Course I210, "Residential Case Study" – Seattle, Washington, 2006
Appraisal Institute, Course II420N, "Business Practices and Ethics" – Honolulu, Hawaii 2005
National Association of Master Appraisers, Course 772 "National USPAP Course"
Honolulu, Hawaii 2004
Appraisal Institute, Course 310, "Basic Income Capitalization" – San Diego California 2004
National Association of Master Appraisers, Course 627 "Principles of Real Estate Appraisal"
Honolulu, Hawaii 2001
National Association of Master Appraisers, Course 636 "Practice of Real Estate Appraisal"
Honolulu, Hawaii 2001
National Association of Master Appraisers, Course 660 "Writing The Narrative Appraisal
Report" - Honolulu, Hawaii 2001
National Association of Master Appraisers, Course 672 "Standards of Professional
Appraisal Practice" - Honolulu, Hawaii 2001
Appraisal Institute, Course 120, "Appraisal Procedures" – Tempe, Arizona 1999
Appraisal Institute, Course 110, "Appraisal Principles" – Tempe, Arizona 1999

QUALIFIED CONTINUING EDUCATION SEMINARS ATTENDED:

Appraisal Institute, 2021 AI Annual Conference, Day 1 and 2, 2021
Appraisal Institute, Chapter Leadership Program, Webinar, 2021
Appraisal Institute, "Appraising Condos, Co-ops, and PUDs" – Online 2021
Appraisal Institute, "Appraisal of Manufactured Homes Featuring Next-Generation
Manufactured Homes" – Online 2021
Appraisal Institute, "Desktop Appraisals (Bifurcated, Hybrid) and Evaluations" – Online 2021
Appraisal Institute, "Business Practices and Ethics" – Online 2020
Appraisal Institute, Chapter Leadership Program, Webinar, 2020
Appraisal Institute, 7-Hour National USPAP Update Course, Honolulu, Hawaii 2020
Appraisal Institute, Desktop Appraisals (Bifurcated, Hybrid) and Evaluations, Virtual Classroom 2019
Appraisal Institute, Hawaii Banks' Appraisal Perspective and Expectations, Honolulu, Hawaii
2019
Appraisal Institute, State of the Profession: Statutes & Rules for Hawaii Real Estate Appraisers,
Honolulu, Hawaii 2019
Appraisal Institute, Spotlight on Common Errors and Issues, Honolulu, Hawaii 2019
Appraisal Institute, Spotlight on USPAP: Agreement for Services- Instructions for Use,
Honolulu, Hawaii 2019
Appraisal Institute, Spotlight on Confidentiality, Honolulu, Hawaii 2019
Appraisal Institute, Spotlight on Review, Honolulu, Hawaii 2019
Appraisal Institute, 7-Hour National USPAP Update Course, Honolulu, Hawaii 2019
Appraisal Institute, Valuation by Comparison: Residential Analysis and Logic, Honolulu,
Hawaii 2019
Appraisal Institute, 7-Hour National USPAP Update Course, Honolulu, Hawaii 2018
Appraisal Institute, A Lender's Perspective: The Role of the Appraisal, Honolulu, HI 2018
Appraisal Institute, Solving Land Valuation Puzzles, Honolulu, HI 2018
Appraisal Institute, Spotlight on USPAP: Common Errors and Issues, Honolulu, HI 2017
Appraisal Institute, Spotlight on USPAP: Appraisal Review, Honolulu, HI 2017
Appraisal Institute, Litigation Assignments for Residential Appraisers: Doing Expert Work
on Atypical Cases, Honolulu, HI 2017
Appraisal Institute, Doing Expert Work on Atypical Cases, Honolulu, HI 2017
Appraisal Institute, Advanced Land Valuation: Sound Solutions to Perplexing Problems,
Honolulu, HI 2017
Appraisal Institute, "Income Approach for Residential Appraisers – Honolulu, HI 2016
Appraisal Institute, "7 Hour National USPAP Update Course" – Honolulu, HI 2016
Appraisal Institute, "FHA Appraising for Valuation Professionals" – Honolulu, HI 2016
Appraisal Institute, "Thinking Outside the Form" – Online 2016
Appraisal Institute, "Cool Tools: New Technology for Real Estate – Online 2016

Appraisal Institute, Impact of Collateral Underwriter for Appraisers and Lenders
Webinar, 2015
Appraisal Institute, Unraveling the Mystery of Fannie Mae Appraisal Guidelines
Honolulu, Hawaii, 2014



Appraisal Institute, *Litigation Assignments for Residential Appraisers: Doing Expert Work on Atypical Cases* – Honolulu, Hawaii, 2014
Appraisal Institute, *7-Hour National USPAP Update Course* – Honolulu, HI 2014
Appraisal Institute, *7-Hour National USPAP Update Course* – Honolulu, HI 2012
Appraisal Institute, *Uniform Appraisal Dataset Aftereffects: Efficiency vs. Obligation*
Honolulu, Hawaii 2012
Appraisal Institute, *Marketability Studies: Six-Step Process & Basic Applications*
Honolulu, Hawaii 2012
Appraisal Institute, *The Uniform Appraisal Dataset form Fannie Mae and Freddie Mac*
(Hawaii ID 11-016) Honolulu, HI 2011
Appraisal Institute, *FHA and The New Residential Form*, (Hawaii ID 10-172)
Honolulu, Hawaii 2010
Appraisal Institute, *Hawaii Lands, Historical Review* (Hawaii ID 09-909)
Maui, Hawaii 2009
Appraisal Institute, *The New Residential Market Conditions Form* (Hawaii ID 09-005),
Honolulu, Hawaii 2009
Appraisal Institute, *Proposed Interagency Appraisal & Evaluation Guidelines/HVCC*
(Hawaii ID 09-006) Honolulu, HI 2009
Appraisal Institute, *REO Appraisal: Appraisal of Residential Property Foreclosure*
(Hawaii ID 08-140), Honolulu, Hawaii 2008
Appraisal Institute, *Appraisal Challenges: Declining Markets and Sales*
(Hawaii ID 08-139) Honolulu, Hawaii 2008
Appraisal Institute, *Fannie Mae Seminar* (Hawaii ID 06-123), Honolulu, Hawaii 2006
Appraisal Institute, *The Professional's Guide to URAR* (Hawaii ID 04-137)
Honolulu, Hawaii 2005
Appraisal Institute, *Case Studies in Limited Partnerships and Common Tenancy*
(Hawaii ID 04-097), Honolulu, 2005
Appraisal Institute, *Scope of Work: Where Are We Now?* (Hawaii ID 04-098)
Honolulu, Hawaii 2005
Appraisal Institute, *Reappraising, Readdressing, Reassigning: What to do and*
Why and What to Include in a Work File (Hawaii ID 04-097)
Honolulu, Hawaii 2004
Appraisal Institute, *Fannie Mae Residential Presentation* (Hawaii ID 04-099)
Honolulu, Hawaii 2004
Appraisal Institute, *FHA Appraisal Inspection from the Ground Up: What Every*
Appraiser Should Know (Hawaii ID 03-011) - Honolulu, HI 2003
Appraisal Institute, *"Business Practices and Ethics"* Honolulu, HI 2003
Appraisal Institute, *Client Forum: "Meet Your Bosses"* Honolulu, HI 2002
Appraisal Institute, *"Practical Ways to Leverage New Tech. Tools in Appraisal*
Business" - Honolulu, HI 2002
Appraisal Institute, *"Financial Reporting Valuations, Part 1: Principles/Concepts"*
Honolulu, HI 2002
Appraisal Institute, *"Technology Update, Part 1"* Honolulu, HI 2002

LEGAL:

Qualified as an expert witness in Second Circuit Court, State of Hawaii.



APPRAISER QUALIFICATIONS – TED K. YAMAMURA, SRA, R/W-AC, CGA

• **STATE LICENSING**

State Certified General Appraiser,
State of Hawaii, License No. CGA 160, 9/18/1991
Expiration: December 31, 2023



• **PROFESSIONAL AFFILIATIONS**

Member---Appraisal Institute - Honolulu Chapter #67, **SRA** Designation - 1985
Member---International Right of Way Association (IRWA), **R/W-AC** Certification - 2007

• **PROFESSIONAL AND COMMUNITY INVOLVEMENT**

Past Member---State of Hawaii, Commission on Water Resource Management – 2012-2014
Past President---Hawaii Chapter of the Appraisal Institute – 2010
Past Member---County of Maui, Board of Water Supply – 2008-2012
Past Member---State of Hawaii, Board of Land & Natural Resources – 2001-2006
Past President---International Right of Way Association (IRWA), Hawaii Chapter #30 - 2004
Past President---Maui County Council, Boy Scouts of America – 1987

• **EXPERIENCE AND EDUCATION**

Executive Vice President
ACM Consultants, Inc.
2073 Wells Street Suite 100
Wailuku, Maui, Hawaii 97693

Previously associated with the following:

Vice President - Alexander & Alexander, Ltd. - Maui Division – 1979-1982
Assistant Vice President - Honolulu Federal Savings & Loan Assn. – 1974-1979
Veteran - United States Air Force – 1967-1971
Educated: Maui High School and University of Hawaii

• **SUCCESSFULLY COMPLETED THE FOLLOWING COURSES:**

International Right of Way Association – *Course 431, Problems in the Valuation of Partial Acquisitions*,
Online 2021 - 2021
Appraisal Institute – *National Uniform Standards of Professional Appraisal Practice (USPAP)
2022-2023 Update Course* - Online 2022
Appraisal Institute "*National Uniform Appraisal Standards for Federal Land Acquisitions ("Yellow Book")
Practical Applications*" Honolulu, Hawaii – 2017
International Right of Way Association – *Course 403, Easement Valuation*,
Tucson, Arizona – 2008
International Right of Way Association – *Course 410, Reviewing Appraisals in Eminent Domain*,
Tucson, Arizona – 2008
International Right of Way Association – *Course 401, The Appraisal of Partial Acquisitions*
Fresno, California – 2007
International Right of Way Association – *Course 409, Integrating Appraisal Standards*,
Anaheim, California – 2005
Appraisal Institute – *Course 400, Uniform Standards of Professional Appraisal
Practice (USPAP)*, Honolulu, Hawaii – 2003
Appraisal Institute - *Standards of Professional Practice Part C*, Honolulu, Hawaii - 1997
Appraisal Institute - *Standards of Professional Practice Part A and Part B*,
Honolulu, Hawaii - 1993
International Right of Way Association (IRWA) *Course 214, Skills of Expert Testimony*
Honolulu, Hawaii – 1988
Society of Real Estate Appraisers (SREA) *Course 102 Examination, "Applied
Residential Property Valuation"*, Honolulu, Hawaii - 1982
Society of Real Estate Appraisers (SREA) "*Narrative Demonstration Report*" Examination,
Wailuku, Maui, Hawaii - 1983



Society of Real Estate Appraisers (SREA) Course 101 Examination,
"Introduction to Appraising Real Property", Honolulu, Hawaii - 1979

• **CONTINUING EDUCATION SEMINARS AND WORKSHOPS ATTENDED:**

- Appraisal Institute "Excel Applications for Valuation" - 2021
- Appraisal Institute "Eminent Domain and Condemnation" - 2019
- Appraisal Institute "Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions" - 2019
- Appraisal Institute "Solving Land Valuation Puzzles" Honolulu, Hawaii - 2018
- Appraisal Institute "Income Approach for Residential Appraisers" Honolulu, Hawaii - 2016
- Appraisal Institute "The Discounted Cash Flow Model" Honolulu, Hawaii - 2015
- Appraisal Institute "Complex Litigation Appraisal Case Studies" Honolulu, Hawaii - 2014
- The Seminar Group "Eminent Domain & Condemnation in Hawaii" Honolulu, Hawaii - 2013
- University of Hawaii/State of Hawaii Department of Transportation "Federal Highways (FHWA) Highway Noise Policy and Abatement Guidelines Workshop" - 2011
- Appraisal Institute "Real Estate Finance, Statistics, and Valuation Modeling" - 2009
- Lorman Education Services "Law of Easements: Legal Issues and Practical Considerations in Hawaii" Honolulu, Hawaii - 2006
- Lorman Education Services "Eminent Domain in Hawaii" Honolulu, Hawaii - 2006
- Appraisal Institute "Mini-Series on USPAP Issues" Honolulu, Hawaii - 2006
- International Right of Way Association (IRWA) "Uniform Act Symposium", Anaheim, California - 2005
- Lorman Education Services "Zoning and Land Use in Hawaii", Honolulu, Hawaii - 2003
- The American Society of Farm Managers & Rural Appraisers "Conservation Easements" Honolulu, Hawaii - 2001
- The American Society of Farm Managers & Rural Appraisers "Appraising Rural Residential Properties" - Honolulu, Hawaii - 2001
- Appraisal Institute "Valuation of Detrimental Conditions in Real Estate" Honolulu, Hawaii - 2000
- Appraisal Institute "Case Studies in Residential Highest and Best Use" Honolulu, Hawaii - 2000
- Appraisal Institute "Advanced Sales Comparison Approach" Honolulu, Hawaii - 2000
- Appraisal Institute "Appraisal of Nonconforming Uses" Honolulu, Hawaii - 2000
- Appraisal Institute "Litigation Skills for the Appraiser: An Overview", Honolulu, Hawaii - 1998
- Appraisal Institute "Special Purpose Properties", Honolulu, Hawaii - 1997
- Appraisal Institute "Appraising for the Secondary Market", Honolulu, Hawaii - 1996
- Appraisal Institute "The Condominium Form and the Small Residential Income Property Appraisal Report Form", Anaheim, California - 1995
- Appraisal Institute "Residential Appraisal Review", Chicago, Illinois - 1994
- Appraisal Institute "Understanding Limited Appraisals and Appraisal Reporting Options" Chicago, Illinois - 1994
- Appraisal Institute "Accrued Depreciation", Las Vegas, Nevada - 1992
- Appraisal Institute "Market Analysis", Las Vegas, Nevada - 1992
- American Institute of Real Estate Appraisers (AIREA) "Easement Valuation", Los Angeles, California - 1990
- Federal National Mortgage Association (FNMA) "Fannie Mae Appraisals", Honolulu, Hawaii - 1990
- Society of Real Estate Appraisers (SREA) "Federal Home Loan Bank Board Appraisal Standards", Honolulu, Hawaii - 1989
- Society of Real Estate Appraisers (SREA) "Uniform Small Residential Income Appraisal Report", New York - 1989
- Society of Real Estate Appraisers (SREA) "Professional Practice", Honolulu, Hawaii - 1988
- Society of Real Estate Appraisers (SREA) "R-41c and the Appraiser", Las Vegas, Nevada - 1987
- American Institute of Real Estate Appraisers (AIREA) "R-41b and Subdivision Analysis", Honolulu, Hawaii - 1985
- Society of Real Estate Appraisers (SREA) "Creative Financing and Cash Equivalency", Honolulu, Hawaii - 1983
- Society of Real Estate Appraisers (SREA) "Appraising Single Family Residences", Honolulu, Hawaii - 1983
- International Right of Way Association (IRWA) "Condemnation", Honolulu, Hawaii - 1982
- Society of Real Estate Appraisers (SREA) "Application of Market Extraction's", Honolulu, Hawaii - 1981



- **LEGAL**

Qualified as an expert witness:

First Circuit Court, Honolulu, Hawaii

Second Circuit Court, Maui, Hawaii

Third Circuit Court, Hawaii Island, Hawaii

U.S. District Court, Honolulu, Hawaii

U.S. Bankruptcy Court, Honolulu, Hawaii

Experienced in real estate arbitration assignments in the State of Hawaii