



June 4, 2024

Diane Nakagawa
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 Director Nakagawa:

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.13***, for the Fiscal Year 2024 – 2025.

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 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

QUESTIONNAIRE FOR ARCHITECTS, ENGINEERS AND OTHER PROFESSIONAL SERVICES

LOCATED AT	PRINCIPALS & KEY PERSONNEL			OTHER PERSONNEL										TOTAL	
	Architect	Engineer	Others	Architect	Engineers				Draftsmen	Spec. Writer	Estimator	Inspector	Surveyor		Balance
					Mech.	Electri	Civil	Others							
HOME OFFICE			1												
BRANCH IN															
TOTAL			1												
TECHNICAL PERSONNEL: Support Staff			2	NUMBER OF PERSONNEL WITH HAWAII LICENSES # of Licensed Appraisers: 3					NUMBER OF PERSONNEL WITHOUT HAWAII LICENSES					1	

PERSONAL HISTORY STATEMENT OF PRINCIPALS AND ASSOCIATES WITHIN YOUR FIRM							
NAME Len Inokuma		RESIDENT OF Hawaii		NAME Ted Yamamura		RESIDENT Hawaii	
TITLE President				TITLE Executive Vice-President/Senior Appraiser			
YEARS OF EXPERIENCE 27	AS PRINCIPAL IN THIS FIRM 10	AS PRINCIPAL IN OTHER FIRMS N/A	OTHER THAN PRINCIPAL 22 yrs	YEARS OF EXPERIENCE 46	AS PRINCIPAL IN THIS FIRM 30 yrs	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL 18 yrs
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) University of Nevada-LV, BSBA Real Estate Finance (1995)				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) University of Hawaii			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS Appraisal Institute, HI Chapter; Realtors Association of Maui				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS Appraisal Institute, HI Chapter; International Right of Way Association, Realtors Association of Maui			
REGISTRATION (TYPE, YEAR, STATE) CRA-645, 10/9/2002, Hawaii				REGISTRATION (TYPE, YEAR, STATE) CGA-160, 9/18/1991, Hawaii			
NAME		RESIDENT OF		NAME		RESIDENT OF	
TITLE				TITLE			
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
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS			
REGISTRATION (TYPE, YEAR, STATE)				REGISTRATION (TYPE, YEAR, STATE)			

PERSONAL HISTORY STATEMENT OF TECHNICAL PERSONNEL WITHIN YOUR FIRM

NAME Ashley Haleakala		STATUS (Underline) Full-Time ☒ Part-Time ☐		NAME		STATUS (Underline) Full-Time ☐ Part-Time ☐	
TITLE OR POSITION Licensed Staff Appraiser		YEARS OF EXPERIENCE 20		TITLE OR POSITION		YEARS OF EXPERIENCE	
WITH THIS FIRM 19	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS		WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) University of Hawaii, BBA/Management & Finance (2005)				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			
REGISTRATION (TYPE, YEAR, STATE) CRA-1118, 2/12/2015, Hawaii				REGISTRATION (TYPE, YEAR, STATE)			

NAME		STATUS (Underline) Full-Time ☐ Part-Time ☐		NAME		STATUS (Underline) Full-Time ☐ Part-Time ☐	
TITLE OR POSITION		YEARS OF EXPERIENCE		TITLE OR POSITION		YEARS OF EXPERIENCE	
WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS		WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			
REGISTRATION (TYPE, YEAR, STATE)				REGISTRATION (TYPE, YEAR, STATE)			

NAME		STATUS (Underline) Full-Time ☐ Part-Time ☐		NAME		STATUS (Underline) Full-Time ☐ Part-Time ☐	
TITLE OR POSITION		YEARS OF EXPERIENCE		TITLE OR POSITION		YEARS OF EXPERIENCE	
WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS		WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			
REGISTRATION (TYPE, YEAR, STATE)				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.)

TYPE :							
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.)

TYPE :								
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, R/W-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, R/W-AC

As of this date April 5, 2024 the foregoing is a true statement of facts.

NAME OF FIRM OR INDIVIDUAL SUBMITTING QUESTIONNAIRE	TYPE NAME AND TITLE OF PERSON SIGNING	SIGNATURE
ACM Consultants, Inc.	Ted Yamamura, Executive Vice President	

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 19
MAJOR RESPONSIBILITIES WITH THIS FIRM CEO/Manager/Appraiser		

PRIOR EMPLOYMENT

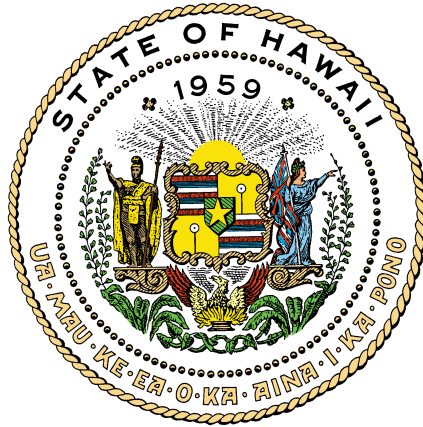
(START WITH LATEST EMPLOYMENT PRIOR TO JOINING THIS FIRM AND PROVIDE SIMILAR INFORMATION FOR EACH SEPARATE EMPLOYMENT OR MAJOR CHANGES IN DUTIES WITH THE SAME EMPLOYER.)

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:	

ACM Consultants, Inc.
10 Year Representative Sampling of Completed Projects

Project	Assignment	Project Year	Location	Entity	Contact
Liloa Drive Extension Project	Partial Acquisitions	2024	Kihei, Maui	County of Maui	Mr. Rodrigo Rabara
Kealahou Well/Omaopio Tank Site	Fee Simple Land Valuations	2024	Kula, Maui	County of Maui	Mr. Tom Ochwat
Lanai Community Hospital	CT Scanner Room Valuation	2023	Lanai City, Lanai	Pulama Lanai	Mr. Garret Tokuda
Blood Bank of Hawaii	Fee Simple Property Valuation	2023	Honolulu, Oahu	C&C Honolulu	Ms. Joan Almogela
Hanapepe Commercial Lot	Hanapepe Land Acquisition	2023	Hanapepe, Kauai	Kauai County	Jodi Higuchi-Sayegusa
Kaei Hana I Industrial Lots	Ground Rent Redeterminations	2023	Hilo, Hawaii	State DHHL	Mr. Peter Albinio Jr.
North Kona Well Construction Project	Partial Acquisitions	2023	Kona, Hawaii	Bowers & Kubota	Ms. Kathleen Chu
Miki Basin Industrial Lots	Fee Simple Lot Valuations	2023	Lanai City, Lanai	Pulama Lanai	Mr. Garret Tokuda
Shafter Flats Industrial Lots	Ground Rent Redeterminations	2023	Honolulu, Oahu	State DHHL	Mr. Peter Albinio Jr.
Kula Community Center	Leased Fee Property Valuation	2023	Kula, Maui	County of Maui	Mr. Scott Teruya
Old Swap Meet Site	Fee Simple Property Valuation	2023	Kahului, Maui	A & B Inc.	Mr. Randy Endo
Central Maui Landfill Expansion	Fee Simple Land Valuation	2023	Kahului, Maui	County of Maui	Mr. Guy Hironaka
Adolescent Treatment & Healing Center	Fee Simple Property Valuation	2022	Lihue, Kauai	Grove Farm	Mr. Dave Hinazumi
Pearlridge Bus Transit Center	Partial Acquisitions	2022	Honolulu, Oahu	G70	Ms. Kahealani Winchester
Ahukini Easements	Easement Disposition	2022	Lihue, Kauai	State DOT	Mr. Mike Auerbach
Mamalahoa Highway Drainage	Partial Acquisitions	2022	Waimea, Hawaii	Hawaii County	Mr. Alan Thompson
2241 Kapiolani (Waikiki Vista) Property	Fee Simple Property Valuation	2022	Honolulu, Oahu	Honolulu C&C	Mr. Scott Hayashi
Miki Basin Industrial Lots	Fee Simple Land Valuations	2022	Lanai City, Lanai	Pulama Lanai	Mr. Garret Tokuda
Interstate H-1 Improvements	Partial Acquisitions	2022	Honolulu, Oahu	Jacobs	Mr. Nick Ching
Kokololo Stream Bridge Replacement	Partial Acquisition	2022	Honolulu, Oahu	State DOT	Mr. Kirk Oshiro
Iwilei Center	Fee Simple Property Valuation	2022	Iwilei, Oahu	Honolulu C&C	Mr. Scott Hayashi
Laieloa Stream Bridge Replacement	Partial Acquisition	2022	Honolulu, Oahu	State DOT	Mr. Kirk Oshiro
Kona Airport T-Hangars	Rent Determination	2021	Kona, Hawaii	State DOT	Mr. Mike Auerbach
Keaau-Pahoa Road Improvements	Partial Acquisitions	2021	Pahoa, Hawaii	State DOT	Mr. Kirk Oshiro
Statewide Agriculture Lots	Ag Lot Ground Rent Reopenings	2021	Statewide	Dept of Agriculture	Mr. Roy Hasegawa
Honolua Bridge Replacement	Partial Acquisition	2021	Lahaina, Maui	State DOT	Mr. Kirk Oshiro
Ka'ala Bay Ranch Lands	Fee Simple Land Valuation	2021	Naalehu, Hawaii	Trust for Public Land	Ms. Reyna Ramolette Hayashi
Maipalaoa Bridge Replacement	Partial Acquisition	2021	Waianae, Oahu	State DOT	Mr. Kirk Oshiro
Mokulele Highway Phase I Project	Partial Acquisition	2021	Kihei, Maui	State DOT	Mr. Kirk Oshiro
Punaluu Swale Easement	Easement Acquisition	2021	Punaluu, Oahu	Honolulu BWS	Mr. Michael Matsuo
Uaou Bridge Replacement Project	Partial Acquisitions	2021	Haiku, Maui	State DOT	Mr. Kirk Oshiro
Daniel K. Inouye International Airport	Rent Determination of Buildings	2021	Honolulu, Oahu	State DOT-Airports	Mr. Mike Auerbach
Roadway Remnant Parcel	Fee Simple Land Valuation	2021	Kona, Hawaii	Kamehameha Schools	Mr. Steve Hayamoto
Papaikou Beach Access Easement	Eminent Domain	2020	Kona, Hawaii	Hawaii County	Mr. Sinclair Salas-Ferguson
Dickenson Street Parcels	Fee Simple Land Acquisitions	2020	Lahaina, Maui	County of Maui	Mr. Guy Hironaka
Pohoi Road Restoration	Partial Acquisitions	2020	Puna, Hawaii	Hawaii County	Mr. Ben Ishii
Halawa Bus Facility	Valuation for Honolulu Rail Project	2020	Halawa, Oahu	Honolulu C&C	Ms. Sandra Pfund
2301 Waiomau Road	Eminent Domain	2020	Palolo, Oahu	Honolulu C&C	Mr. Scott Shigeoka
Kaipapao Bridge Replacement Project	Partial Acquisitions	2020	Hauula, Oahu	State DOT	Mr. Gary Gaspar
Pia Valley Land Acquisition	Fee Simple Land Valuation	2020	Honolulu, Oahu	State DLNR	Mr. Russell Tsuji
Mamalahoa Highway Widening	Partial Acquisitions	2020	Waimea, Hawaii	Hawaii County	Mr. Daryl Inaba
Kakaako Elementary School	Ground Lease Rent Determination	2020	Honolulu, Oahu	SSFM	Mr. Dean Uchida
Wainiha Stream Bridge Replacement	Partial Acquisitions	2019	Hanalei, Kauai	Jacobs	Mr. Aaron Swofford
Waikiloa Public Library	Fee Simple Land Acquisition	2019	Kona, Hawaii	State DLNR	Mr. Russell Tsuji
Kuhio Highway Short Term Improvements	Partial Acquisitions	2019	Kapaa, Kauai	State DOT	Mr. Kirk Oshiro
Lydgate Park/Kappa Pedestrian Path	Easement Acquisitions	2019	Kapaa, Kauai	WSP	Ms. Pamela Uyeda
Wailani Development	Use and Occupancy Agreement	2019	Lihue, Kauai	Grove Farm	Mr. Dave Hinazumi
Kapalama Hale	Property Acquisition	2019	Honolulu, Oahu	Honolulu C&C	Ms. Sandra Pfund
Kona Industrial Property	Fee Simple Land Acquisition	2019	Kona, Hawaii	Hawaii County	Ms. Deanna Sako
Dole Agriculture Lands	Fee Simple Land Acquisitions	2019	Wahiawa, Oahu	State ADC	Mr. Ken Nakamoto
Wailuku Water Company Land & Water	Land and Surface Water Conveyance	2018	Wailuku, Maui	County of Maui	Mayor Alan Arakawa
Kahului Agriculture Lands	Airport Fee Simple Land Acquisitions	2018	Kahului, Maui	DOT-Airports	Mr. Mike Auerbach
Statewide Agriculture Lots	Ag Lot Ground Rent Reopenings	2018	Statewide	Dept of Agriculture	Mr. Randy Teruya
Kilauea Volcano Building Replacement	FEMA Building Replacement	2018	Kona, Hawaii	NELHA	Mr. Alexander Leonard
Menehune Road Rockfall Mitigation	Easement Acquisition	2018	Waimea, Kauai	State DLNR	Mr. Russell Tsuji
Farrington Highway Utility Crossings	Use and Occupancy Agreement	2018	Kapolei, Oahu	Kapolei Development	Mr. Robby Field
Lahaina Bypass Project	Partial Acquisitions	2018	Lahaina, Maui	Wilson Okamoto	Mr. Brian Lock
Nanahu Bridge Replacement Project	Partial Acquisitions	2018	Kahuku, Oahu	CH2M Hill	Mr. Aaron Swofford
Alewa Heights Property	Property Value for HUD Repayment	2018	Honolulu, Oahu	Honolulu C&C	Mr. Reid Goto
Lono Kona Sewer Project	Easement Acquisitions	2017	Kona, Hawaii	Hawaii County	Ms. Maxine Cutler
Mahinahina Water Treatment	Easement Acquisitions	2017	Lahaina, Maui	County of Maui	Mr. Tom Ochwat
Kona Industrial Properties	Property Value for Exchange	2017	Kona, Hawaii	Hawaii County	Ms. Maxine Cutler
Milolii Residential Leases	Ground Rent Reopenign	2017	Milolii, Hawaii	State DLNR	Mr. Russell Tsuji
Laupahoehoe Gulch Rockfall Mitigation	Partial Acquisitions	2017	Hilo, Hawaii	State DOT	Mr. Kirk Oshiro
Papaikou Public Beach Access Easement	Easement Valuation-Eminent Domain	2017	Hilo, Hawaii	Hawaii County	Mr. Ronald Kim
Adolescent Treatment & Healing Center	Partial Acquisition	2017	Lihue, Kauai	Grove Farm	Mr. Dave Hinazumi
Waiko Road Water Tank Site	Partial Acquisition	2016	Wailuku, Maui	A & B Inc.	Mr. Grant Chun
Pupukea & Alapio Line Alignments	Pole and Line Easements	2016	Pupukea, Oahu	Henkels & McCoy	Mr. Kevin Choan
Hanamaulu Park Land Donation	Market Value Determination	2016	Lihue, Kauai	Kauai County	Mr. William Trugillo
Farrington Highway Sewerline	Use and Occupancy Agreement	2016	Ewa, Oahu	DR Horton	Mr. Stuart Soong
Bridge Aina Le'a Development	Appraisal Review	2015	Kona, Hawaii	Attorney General	Mr. William Wynnoff
Utility Poles & Overhead Lines	Easement Valuation	2015	Wailuku, Maui	Maui Electric Co.	Mr. Craig Yamasaki
Ehu Kai Apt 3202	Litigation Support	2015	Kona, Hawaii	Castle & Cooke	Mr. Lennes Omuro
Water Tank Lots	Market Value Determination	2015	Wailuku, Maui	County of Maui	Mr. Jeff Pearson
Roman Catholic Church DC Meter	Use and Occupancy Agreement	2015	Waikane, Oahu	State DOT	Mr. Chris Yamamoto
Central Maui Landfill	Landfill Expansion	2015	Kahului, Maui	County of Maui	Mr. Sage Kiyonaga
Kona International Airport	Building Rental	2015	Kona, Hawaii	State DOT	Mr. Ethan Tomokioy
2799 Kilauea Avenue Lot for Lease	Market Value Determination	2015	Hilo, Hawaii	State DLNR	Mr. Russell Tsuji
Hawaii County Economic Opportunity	Ground Rent Reopening	2015	Hilo, Hawaii	State DLNR	Mr. Russell Tsuji
Hawaii Pacific Health	Use and Occupancy Agreement	2015	Honolulu, Oahu	State DOT	Mr. Wayne Iwamasa
Shipman Lot 9073	Fee Simple Land Acquisition	2015	Hilo, Hawaii	State ADC	Ms. Lynn Owan
Menehune Road Rockfall Mitigation	Easement Acquisition	2014	Waimea, Kauai	State DLNR	Mr. Russell Tsuji
Kamehameha Schools Waiawa Remnant	Remnant Appraisal	2014	Honolulu, Oahu	Kamehameha Schools	Ms. Louanne Kam
Hale Mahaolu Lahaina Surf	Market Rent Determination	2014	Lahaina, Maui	Hale Mahaolu	Ms. Lisa Hubert
4-1-10-46 Waimanalo Parcel	Market Rent Determination	2014	Honolulu, Oahu	Dept of Agriculture	Mr. Randy Teruya
Island Commodities Lease	Ground Lease Rent Determination	2014	Honolulu, Oahu	SSFM	Mr. Dean Uchida
Hokulia Bypass	New Highway Partial Acquisition	2014	Kona, Hawaii	Dept of Finance	Mr. Daryl Inaba



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: April 03, 2024

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: 04/26/2024

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:

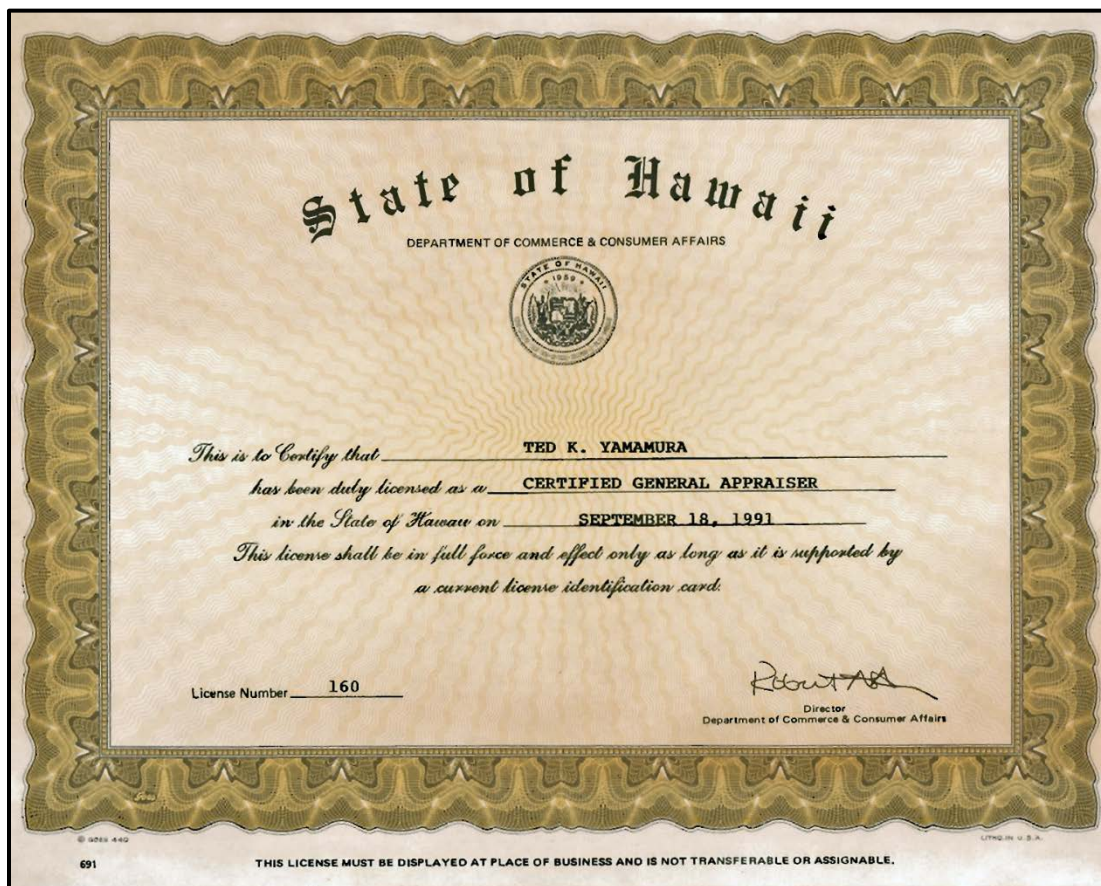
Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
8821	Internal Revenue Service	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Compliant
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

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 12/31/2025	
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		



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. 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

**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

**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

**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. 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

**Mr. Peter Albinio, Jr.
State of Hawaii-Dept of Hawaiian Home Lands
Land Management Division**

P O Box 1879
Honolulu, Hawaii 96805
Tel: (808) 620-9451
Email: peter.k.albinio@hawaii.gov

**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. David Hinazumi, Senior Vice President
Grove Farm**

3-1850 Kaumualii Highway
Lihue, Hawaii 96766
Tel: (808) 245-3775
Fax: (808) 246-9470
Email: dhinazumi@grovefarm.com

Corporate Resume



ACM Consultants, Inc.

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

www.acmmaui.com

Contents



Company Profile	1
Services	2
Clients	3
References	4
Qualifications	5



Company Profile

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	
Darryl Okuda	

■ **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
- Right of Way Acquisitions
- Partial Acquisition Valuations
- Federal, State and County Transportation Projects
- Highway, Airport and Harbor Properties
- Easement Valuations
- Lease Rent Re-Openings
- Enhancement Valuation
- 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
Kaonoulou 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	Kobayashi, Sugita & Goda
Alston Hunt Floyd & Ing	Karen Temple, Attorney at Law
Lung Rose Voss Wagnild	Mancini, Welch & Geiger LLP
Bronster Fujichaku Robbins	McKeon Imlay Mehling
Cades Schutte LLP	Horovitz Tilley
Carlsmith Ball LLLP	Pamela Shults, Attorney At Law
Dwight K. Muraoka, Attorney	Ranken & Associates
Deeley King Pang & Van Etten	Rush Moore, LLP
Glenn Kosaka, Attorney At Law	Starn O'Toole Marcus & Fisher
Goodsill Anderson Quinn & Stifel	Takitani Agaran & Jorgensen LLLP
Klevansky Piper LLP	
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. 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

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

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

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. 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

Mr. Peter Albinio, Jr.
State of Hawaii-Dept of Hawaiian Home Lands
Land Management Division
P O Box 1879
Honolulu, Hawaii 96805
Tel: (808) 620-9451
Email: peter.k.albinio@hawaii.gov

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. David Hinazumi, Senior Vice President
Grove Farm
3-1850 Kaumualii Highway
Lihue, Hawaii 96766
Tel: (808) 245-3775
Fax: (808) 246-9470
Email: dhinazumi@grovefarm.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, 2025



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 Education Chair 2023-Present
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, Leadership Development & Advisory Council, 2024
Appraisal Institute, A Workout Plan For Your Scope of Work, Honolulu, 2023
Appraisal Institute, Leadership Development & Advisory Council, 2022
Appraisal Institute, Avoiding Bias: Building a Bias Defense, Honolulu, 2022
Appraisal Institute, Valuation Overview of Accessory Dwelling Units, Honolulu, 2022
Appraisal Institute, 7-Hour National USPAP Update Course, Online 2022
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:
Second Circuit Court, State of Hawaii
U.S. Bankruptcy Court

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, 2025



- **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:**

National Highway Institute – *Course FHWA-NHI-141054, Practical Applications in Federal-Aid Highway Program Appraisals* – 2023
Appraisal Institute – *National Uniform Standards of Professional Appraisal Practice (USPAP) 2022-2023 Update Course* – 2022
International Right of Way Association – *Course 431, Problems in the Valuation of Partial Acquisitions*, 2021
Appraisal Institute “*National Uniform Appraisal Standards for Federal Land Acquisitions (“Yellow Book”) Practical Applications*” - 2017
International Right of Way Association – *Course 403, Easement Valuation* – 2008
International Right of Way Association – *Course 410, Reviewing Appraisals in Eminent Domain* – 2008
International Right of Way Association – *Course 401, The Appraisal of Partial Acquisitions* – 2007
International Right of Way Association – *Course 409, Integrating Appraisal Standards* – 2005
Appraisal Institute – *Course 400, Uniform Standards of Professional Appraisal Practice (USPAP)* – 2003
International Right of Way Association (IRWA) *Course 214, Skills of Expert Testimony* – 1988
Society of Real Estate Appraisers (SREA) *Course 102 Examination, “Applied Residential Property Valuation”* – 1982
Society of Real Estate Appraisers (SREA) “*Narrative Demonstration Report*” Examination - 1983
Society of Real Estate Appraisers (SREA) *Course 101 Examination, “Introduction to Appraising Real Property”* – 1979
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"* – 2018
 Appraisal Institute *"Income Approach for Residential Appraisers"* – 2016
 Appraisal Institute *"The Discounted Cash Flow Model"* – 2015
 Appraisal Institute *"Complex Litigation Appraisal Case Studies"* – 2014
 The Seminar Group *"Eminent Domain & Condemnation in 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"* – 2006
 Lorman Education Services *"Eminent Domain in Hawaii"* – 2006
 Appraisal Institute *"Mini-Series on USPAP Issues"* – 2006
 International Right of Way Association (IRWA) *"Uniform Act Symposium"* - 2005
 Lorman Education Services *"Zoning and Land Use in Hawaii"* – 2003
 The American Society of Farm Managers & Rural Appraisers *"Conservation Easements"* – 2001
 The American Society of Farm Managers & Rural Appraisers *"Appraising Rural Residential Properties"* - 2001
 Appraisal Institute *"Valuation of Detrimental Conditions in Real Estate"* – 2000
 Appraisal Institute *"Case Studies in Residential Highest and Best Use"* – 2000
 Appraisal Institute *"Advanced Sales Comparison Approach"* - 2000
 Appraisal Institute *"Appraisal of Nonconforming Uses"* – 2000
 Appraisal Institute *"Litigation Skills for the Appraiser: An Overview"* - 1998
 Appraisal Institute *"Special Purpose Properties"* - 1997
 Appraisal Institute *"Appraising for the Secondary Market"* - 1996
 Appraisal Institute *"The Condominium Form and the Small Residential Income Property Appraisal Report Form"* - 1995
 Appraisal Institute *"Residential Appraisal Review"* - 1994
 Appraisal Institute *"Understanding Limited Appraisals and Appraisal Reporting Options"* - 1994
 Appraisal Institute *"Accrued Depreciation"* - 1992
 Appraisal Institute *"Market Analysis"* – 1992
 American Institute of Real Estate Appraisers (AIREA) *"Easement Valuation"* - 1990
 Federal National Mortgage Association (FNMA) *"Fannie Mae Appraisals"* - 1990
 Society of Real Estate Appraisers (SREA) *"Federal Home Loan Bank Board Appraisal Standards"* - 1989
 Society of Real Estate Appraisers (SREA) *"Uniform Small Residential Income Appraisal Report"* - 1989
 Society of Real Estate Appraisers (SREA) *"Professional Practice"* – 1988
 Society of Real Estate Appraisers (SREA) *"R-41c and the Appraiser"* - 1987
 American Institute of Real Estate Appraisers (AIREA) *"R-41b and Subdivision Analysis"* – 1985
 Society of Real Estate Appraisers (SREA) *"Creative Financing and Cash Equivalency"* - 1983
 Society of Real Estate Appraisers (SREA) *"Appraising Single Family Residences"* - 1983
 International Right of Way Association (IRWA) *"Condemnation"* - 1982
 Society of Real Estate Appraisers (SREA) *"Application of Market Extraction's"* – 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