



79-7266 Mamalahoa Highway #9  
Kealahou, HI 96750  
Kona@pahawaii.com  
Phone 808-322-0999 Fax 808-322-0975

August 22, 2025

C/O Ms. Deanna Sako  
Director of Finance, County of Hawaii  
25 Aupuni Street, Suite 2103  
Hilo, HI 96720

DEPARTMENT OF FINANCE <i>MS</i>	
DATE REC'D:	AUG 22 2025
ROUTE TO:	
COPY TO:	
ACQ. BY:	<i>Phil. Sako</i>
FILE:	<i>Real Estate Appr.</i>

To whom it may concern,

I am enclosing the Statement of Qualifications for Real Estate Appraisal Services and Expressions of Interest for professional real estate appraisal assignments contracted by The County of Hawaii Department of Finance. This letter shall serve as my Letter of Interest to provide appraisal and real estate consulting services to the department.

Paradise Appraisals, LLC was started in 1997 in Kailua Kona. We have two appraisers and a total of four full time employees in our office in Kealahou. Our firm provides answers to property valuation questions on a very wide variety of property types and purposes. We provide valuation services for commercial, industrial, multi-family, residential, and agricultural properties. We have provided valuations for eminent domain, Federal Land Acquisition assignments, conservation acquisitions, and affordable housing project acquisitions. I have served as an arbitrator in numerous land rent disputes and have been recognized as an expert witness in both Federal and State courts. I have also been published in the Appraisal Journal of the Appraisal Institute, regarding the proper measurement of market land rent. I am attaching the copy of my resume for review.

I appreciate your consideration of my application for approval for assignments. If additional information is needed, please let me know. I have enclosed the following for your consideration.

1. A list of major valuation assignments I have completed.
2. Proof of Errors and Omissions Insurance.
3. My resume.
4. Transcript detailing my appraisal education.

Thank you for considering me.

Sincerely,

R. J. Kirchner, SRA, CGA 275  
Paradise Appraisals, LLC  
79-7266 Mamalahoa Hwy, #9  
Kealahou, HI 96750  
808-322-0999  
rj@pahawaii.com





**Aspen American Insurance Company**  
 Insurer (Referred to below as the "Company")  
 499 Washington Boulevard, 8th Floor  
 Jersey City, NJ 07310



**LIA Administrators & Insurance Services**

Company's Program Administrator:  
 LIA Administrators & Insurance Services  
 1600 Anacapa Street  
 Santa Barbara, CA 93108  
 800-334-0652

**APPRAISAL, VALUATION AND PROPERTY SERVICES  
 PROFESSIONAL LIABILITY INSURANCE POLICY**

**DECLARATIONS**

Date Issued: 1/29/2025 Policy Number: AA1007974-10 Previous Policy Number: AA1007974-09

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 139905 Named Insured: PARADISE APPRAISALS, LLC Paradise Appraisals 79-7266 Mamalahoa Highway #9 Kealahou, HI 96750	
2. Policy Period: From: 02/15/2025 To: 02/15/2026 12:01 A.M. Standard Time at the address stated in 1 above.	
3. Deductible: \$1000 Each Claim	
4. Retroactive Date: 02/15/1997	
5. Inception Date: 02/15/2016	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate	
7. Covered Professional Services (as defined in the Policy and/or by Endorsement):	
Real Estate Appraisal and Valuation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Residential Property: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Commercial Property: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit): Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (If "yes", added by endorsement)	
Right of Way Agent and Relocation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Machinery and Equipment Valuation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Personal Property Appraisal: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement)	
Real Estate Sales/Brokerage: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement)	
8. Report Claims to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319	
9. Annual Premium: \$2,293.00	
10. Forms attached at issue: LIA002 (04/19) LIA 111 (05/19) LIA012 (06/22) LIA018 (05/19) LIA119 (05/19) LIA122 (05/19) LIA164 (05/19) LIA165 (05/19) LIA169 (12/21)	

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

01/29/2025

Date

By

Authorized Representative



# Appraisal, Valuation and Property Services Professional Liability Insurance Policy

Named Insured: PARADISE APPRAISALS, LLC  
Paradise Appraisals

Policy Number: AAI007974-10  
Effective Date: 02/15/2025  
Customer ID: 139905

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## ADDITIONAL COVERED PROFESSIONALS ENDORSEMENT

This endorsement modifies insurance provided under the following:

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

In consideration of the premium charged, it is agreed that Section IV. DEFINITIONS (I) "Insured" is amended to include:

"Insured" means:

The persons identified below, but only while acting on behalf of the Named Insured:

Name	Coverage Effective Date
Raymond J. Kirchner	02/15/2025
Nicole M. Ah Mow	02/15/2025

All other terms, conditions, and exclusions of this Policy remain unchanged.



**CERTIFICATE OF INSURANCE**

Producer:

LIA ADMINISTRATORS & INSURANCE SERVICES  
 P.O. Box 1319  
 Santa Barbara, CA 93102-1319

Issue Date: 01/29/2025

This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policy below.

Insured: 139905  
 PARADISE APPRAISALS, LLC  
 Paradise Appraisals  
 79-7266 Mamalahoa Highway #9  
 Kealahou, HI 96750

Fax Number: 808-322-0975

**COMPANY AFFORDING COVERAGE**

Aspen American Insurance Company



Authorized Representative

This is to certify that the policy of insurance listed below has been issued to the Insured named above for the policy period indicated. Notwithstanding any requirement, term of condition of any contract or other document with respect to which this Certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions and conditions of such policy. Limits shown may have been reduced by paid claims.

**DISCLAIMER:** This certificate of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy.

TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	LIMITS	
Professional Liability	AAI007974-10	02/15/2025	02/15/2026	Each Claim	\$ 1,000,000
				General Aggregate	\$ 2,000,000

Description of Operations/Locations/Special Items:  
 Professional Services as defined in the policy

Certificate Holder:  
 PARADISE APPRAISALS, LLC  
 Paradise Appraisals  
 79-7266 Mamalahoa Highway #9  
 Kealahou, HI 96750

**Cancellation:**  
**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.**





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## Summary of Qualifications Raymond J. Kirchner, SRA

### Professional Experience:

R. J. Kirchner is an independent fee appraiser since June 1982 with offices currently in Kailua-Kona, HI. R. J. Kirchner was formerly Vice President and partner in R.W. Kirchner & Associates Appraisal Firm with offices in Stillwater, Mn. He then became a contract appraiser, working primarily for SEVCO Appraisers on the islands of Kaua'i, Maui and Hawaii from September of 1991 to March of 1992. R. J. Kirchner became the Chief Residential Appraiser of SEVCO in early 1992 and continued in this capacity until he left that firm in May of 1994 to become a principle partner in Royal Pacific Appraisals. R. J. Kirchner started Paradise Appraisals in February of 1997 as its managing partner. R. J. Kirchner is currently the sole proprietor of Paradise Appraisals LLC, completing commercial, industrial, agricultural, and residential assignments throughout the state.

### Appraisal Experience:

Over 18,000 appraisals and reviews participated in since 1982. Most of these appraisals were completed in Hawaii, the Minneapolis/St. Paul Metropolitan area and western Wisconsin area. Appraisals include existing and proposed construction, single-family, duplexes, elderly housing projects, condominiums, townhouses, commercial buildings, apartments, industrial properties, farms, condemnation, land lease rental determinations, and partial acquisitions. His most recent appraisal experience has been on all the islands of Hawaii appraising single family, land, small residential income properties, condominiums, subdivisions, office buildings, industrial properties, multi-family complexes, commercial properties, and partial acquisitions.

### Professional Courses and Articles Written:

Author of "Land Rent Reset Arbitration in Hawaii: Credibility and Transparency" for the Fall 2014 edition of The Appraisal Journal published by The Appraisal Institute.

Author and instructor for the State of Hawaii approved appraisal course "A Return to the Basics."



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## **Qualifications as an Expert Witness:**

R. J. Kirchner has been qualified as a professional witness in U.S. Bankruptcy Court, Hawaii Bankruptcy Court, the 3rd District Court of Hawaii, and in the District Court of Washington County, Minnesota. He has also served as an arbitrator and as an expert witness for land rental disputes in both Hawaii County and Honolulu County.

Important Cases R. J. Kirchner, SRA has provided professional witness services in:

1. MALUHIA EIGHT, LLC, MALUHIA ONE, LLC, a/k/a MALUHIA APARTMENT 1, LLC, and MALUHIA NINE, LLC, a/k/a MALUHIA APARTMENT 9, LLC, Debtors. United States Bankruptcy Court, N.D. Texas, Dallas Division. Honorable Harlin DeWayne Hale, Bankruptcy Judge. October 21, 2010.
2. Mapunapuna industrial land rent re-openings. Mr. Kirchner served as the expert witness as to the market rent for the land for 32 industrial lots in Mapunapuna in arbitration hearings. 2012.
3. Served as the third arbitrator for 11 consolidated cases involving land rental re-openings in the Hilo Industrial area where the lessor was the State of Hawaii DLNR. 2010-2012.
4. Served as the expert witness for 17 parcels located throughout the State in the Damien Wong divorce case in front of the Honorable Judge Ibarra. May of 2014.
5. Served as the expert witness for four owners in Hokulia before an arbitration panel regarding damages due to non-disclosure. August 2017.
6. Served as an expert witness for Aina Le'a, Inc., a partially completed 432 unit townhouse development. First Amended Chapter 11 Plan of Reorganization of Aina Le'a Inc., dated February 20, 2019.

## **Major Clients:**

Bank of America (residential & commercial), J. P. Morgan Bank, First Hawaiian Bank (residential & commercial), Morgan Stanley Private Banking, U.S. Bank, Bank of Hawaii (commercial), Goldman Sachs Bank, Lloyds Bank, Wells Fargo, First Republic Bank, Citi Bank (residential & commercial), Finance Factors (residential & commercial), HUD, Central Pacific Bank, Deutsche Bank, Maui County, Hawaii County, U.S. Department of the Interior, The National Park Service, and numerous local banks, appraisal management companies, government agencies, accountants, and attorneys.



### **Professional Memberships:**

- R. J. Kirchner currently holds an SRA Designation - Appraisal Institute, Headquarters located at 225 North Michigan, Chicago, Illinois.
- Certified General Appraiser #275, State of Hawaii (current).
- Former Certified Federal Residential License Real Estate Appraiser - State of Minnesota; License #4001391; 1991.
- Former court appointed Condemnation Commissioner - Washington County, Minnesota.
- Appointed member of the Minnesota Commissioner of Commerce's Task Force to license appraisers; 1987.
- Past lobbyist for all eight major appraisal organizations in Minnesota; 1987 to 1990.
- Past appointed member of the Minnesota appraisers Licensing Board.
- Former Vice President - Washington Development Corporation, a non-profit corporation for the development of low income and elderly housing.
- Appointed member of State of Hawaii DCCA Advisory Committee, since 2007.

### **Education Background and Training:**

- Attended the University of Wisconsin at River Falls, Wisconsin from 1982 through 1987.
- Society of Real Estate Appraiser Course 101 - Foundations of Residential Appraising, completed in 1985.
- American Institute of Real Estate Appraisers Course - Residential Valuation, completed in 1987.
- The Appraisal of Partial Acquisitions - International Right of Way Association, completed in 1987.
- Residential Demonstration Appraisal completed for the Society of Real Estate Appraiser, passed in 1988.
- Society of Real Estate Appraiser Course 101 - Foundations of Residential Appraising, completed in 1985.
- American Institute of Real Estate Appraisers Course - Residential Valuation, completed in 1987.
- The Appraisal of Partial Acquisitions - International Right of Way Association, completed in 1987.
- Residential Demonstration Appraisal completed for the Society of Real Estate Appraiser, passed in 1988.
- Standards of Professional Practice - Society of Real Estate Appraisers, passed in 1989.
- Standards of Professional Practice - University of Hawaii, passed in December 1991.



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- Standards of Professional Practice -Appraisal Institute, passed May 1999.
- Basic Income Capitalization Course 510 - Appraisal Institute, passed in August 1993.
- Seminar on new URAR form - Appraisal Institute, 1993.
- Uniform Standards of Professional Practice Parts A&B - Appraisal Institute (Honolulu), passed in April 1994.
- Highest & Best Use and Market Analysis, Appraisal Institute, passed in 1997.
- Advance Sales Comparison & Cost Approaches Course 530 - Appraisal Institute, passed in December 1998.
- Uniform Standards of Professional Practice Part C - Appraisal Institute (Honolulu), passed in 1999 and 2001.
- Appraisal Institute's Course II550 - Advanced Applications (State Code: 01-037), at the University of San Diego, July 2003.
- Appraisal Institute's Course 04-097 - Reappraising, Readdressing, Reassigning: What to Do and Why and What to Include in a Work File. Honolulu, Hawaii October 2004
- Appraisal Institute's Course 04-098 - Scope of Work: Where are we now? Honolulu, Hawaii October 2004
- 7 Hour USPAP Course - Appraisal Institute -October 2004
- Appraisal Institute's Seminar Professional's Guide to the Residential Appl. Report - 773 Maui, Hawaii June 2005
- Appraisal Institute's Course 11420 - Business Practices and Ethics. Honolulu Hawaii October 2005
- Lorman Education Services Eminent Domain Seminar Honolulu, HI May 2006
- Appraisal Institute USPAP Update Seminar. Honolulu, HI June 2006.
- Appraisal Institute -Uniform Appraisal Standards for Federal Land Acquisitions. Chicago, IL. July 2007
- Litigation Skills and the Appraiser March 2008.
- Appraisal Institute Hotel Valuation 2010.
- Appraisal Institute's Advanced Income Capitalization, 2016.
- Appraisal Institute's Uniform Appraisal Standards for Federal Land Acquisition June 2017.
- USPAP every two years since 1992.
- Numerous additional courses and seminars.

Email: [rj@pahawaii.com](mailto:rj@pahawaii.com)

Tax ID #48-1293715

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R.J. Kirchner, SRA, CGA 275

Specializing in Commercial, Industrial, Luxury, Large Acreage, and Leasehold Property, including Arbitration and Litigation



**Education Transcript**  
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August 6, 2024

Raymond J. Kirchner, SRA  
 Paradise Appraisals, LLC  
 79-7266 Mamalahoa Hwy.  
 #9  
 Kealahou, HI 96750

Account # 85186

This document may not be accepted by all licensing boards as verification of course completion.  
 Please note that the hours reflected below may differ by state.  
 Refer to the specific state matrix for actual state approved hours.

Program	Date	Location	Type	Status	Attendance	Hours Attend	Hours Exam
Becoming Proficient in Fractional Interest Valuation	September 20, 2023	HawaiiUSA Credit Union Conference Room, Honolulu, HI	Hours		Attended	7.0	
Thinking Outside the Form: Tools, Techniques, and Opportunities for Residential Appraising	September 10 - December 9, 2023	On-Demand Online Education	Hours		Completed: September 10, 2023	4.0	
Expand Your Practice: Arbitration Do's and Don'ts	September 9 - December 8, 2023		Hours		Completed: September 9, 2023	7.0	
2022-2023 7-Hour Equivalent USPAP Update Course	September 3 - December 2, 2023		Hours		Completed: September 3, 2023	7.0	
Appraiser's Guide to Expert Witnessing	November 17, 2021 - February 15, 2022	Palmer House Hilton	Hours		Completed: November 17, 2021	7.0	
Excel Applications for Valuation	November 3, 2021 - February 1, 2022	Palmer House Hilton	Hours		Completed: November 11, 2021	8 hours	
Business Practices and Ethics	October 26, 2021 - January 24, 2022		Hours		Completed: October 27, 2021	6.0	
Eminent Domain and Condemnation	November 9, 2019 - February 7, 2020	On-Demand Online Education	Hours		Completed: November 17, 2019	7.0	
Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications	June 15 - 16, 2017	Honolulu Country Club, Honolulu, HI	Hours	Pass	Attended, Exam Date: June 16, 2017	14.0	1.0
Business Practices and Ethics	February 1 - March 3, 2017		Hours		Completed: February 13, 2017	5.0	
General Appraiser Income Approach/Part 1	November 15 - December 30, 2015		Hours		Completed: November 23, 2015	27.0	



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7-Hour National USPAP Update Course	October 29, 2015	Waimea Community Center, Kamuela, HI	Hours		Attended	7.0	
Fall Real Estate Conference 2015	October 1, 2015	WA State Convention Center, Seattle, WA	Hours		Attended	7.0	
Cool Tools: New Technology for Real Estate Appraisers	December 1 - 31, 2013		Hours		Completed: December 8, 2013	7.0	
Rates and Ratios: Making Sense of GIMs, OARs, and DCF	December 1 - 31, 2013	On-Demand Online Education	Hours		Completed: December 7, 2013	7.0	
Appraisal Curriculum Overview - Residential	November 15 - December 15, 2013		Hours		Completed: December 4, 2013	8.0	
Real Estate Finance, Statistics, and Valuation Modeling	December 1 - 31, 2011		Hours		Completed: December 11, 2011	14.0	
Hotel Valuation	February 22, 2010	Waikiki Hilton Hotel, Honolulu, HI	Hours		Attended	7.0	
The New Residential Market Conditions Form (P.M.)	March 16, 2009	Hilton Waikiki Prince Kuhio Hotel, Honolulu, HI	Hours		Attended	3.0	
Proposed Interagency Appraisal & Eval Guidelines/HVCC	March 16, 2009	Waikiki Hilton Hotel, Honolulu, HI	Hours		Attended	4.0	
Analyzing Distressed Real Estate	December 15, 2008 - January 14, 2009	On-Demand Online Education	Hours		Completed: December 26, 2008	4.0	
What Clients Would Like Their Appraisers to Know	April 1, 2008	Hilton Waikiki Prince Kuhio Hotel, Honolulu, HI	Hours		Attended	7.0	
Litigation Skills for the Appraiser	March 31, 2008	Hilton Waikiki Prince Kuhio Hotel, Honolulu, HI	Hours		Attended	7.0	
Business Practices and Ethics	December 4, 2007	Hilton Waikiki Prince Kuhio Hotel, Honolulu, HI	Hours	Pass	Attended, Exam Date: December 4, 2007	7.0	1.0
7-Hour National USPAP Update Course	December 3, 2007	Hilton Waikiki Prince Kuhio Hotel, Honolulu, HI	Hours		Attended	7.0	
Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications	July 12 - 13, 2007	Chicago Chapter, Chicago, IL	Hours		Attended	16.0	



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7-Hour National USPAP Update Course	July 20, 2006	Ilikai Hotel, Honolulu, HI	Hours		Attended	7.0	
Business Practices and Ethics	October 20, 2005	Renaissance Ilikai Hotel, Honolulu, HI	Hours	Pass	Attended, Exam Date: October 20, 2005	7.0	1.0
Professional's Guide to the Uniform Residential Appl. Report	June 9, 2005	Maui, Maui, HI	Hours		Attended	7.0	
Scope of Work - Where Are We Now?	October 15, 2004	-, Honolulu, HI	Hours		Attended	4.0	
7-Hour National USPAP Update Course	October 14, 2004	-, Honolulu, HI	Hours		Attended	7.0	
Advanced Applications	July 20 - 26, 2003	University of San Diego-, San Diego, CA	Hours	Pass	Attended, Exam Date: July 26, 2003	36.0	4.0
Real Estate Disclosure	October 11, 2001	Waikiki Beach Marriott Resort, Honolulu, HI	Hours		Attended	7.0	
Real Estate Fraud: The Appr. Responsibilities & Liabilities	October 10, 2001	Waikiki Beach Marriott Resort, Honolulu, HI	Hours		Attended	7.0	
Standards of Prof. Practice, Part C	May 24 - 25, 2001	Waikiki Beach Marriott Resort, Honolulu, HI	Hours	Pass	Attended, Exam Date: May 25, 2001	15.0	1.0
FHA and the Appraisal Process	September 27, 1999	Hawaiian Regent Hotel, Honolulu, HI	Hours		Attended	7.0	
Standards of Prof. Practice, Part C	May 17 - 18, 1999	Hawaiian Regent Hotel, Honolulu, HI	Hours	Pass	Attended, Exam Date: May 18, 1999	15.0	1.0
Advanced Sales Comparison & Cost Approaches	November 9 - 14, 1998	University of Phoenix, Murray, UT	Hours	Pass	Attended, Exam Date: November 14, 1998	36.0	4.0
Highest & Best Use and Market Analysis	September 14 - 20, 1997	Arizona State University, Tempe, AZ	Hours	Pass	Attended, Exam Date: September 20, 1997	36.0	4.0
Standards of Professional Practice, Part B	April 8 - 9, 1994	Ilikai Hotel, Honolulu, HI	Hours	Pass	Attended, Exam Date: April 9, 1994	10.0	1.0
Standards of Professional Practice, Part A (USPAP)	April 6 - 7, 1994	Ilikai Hotel, Honolulu, HI	Hours	Pass	Attended, Exam Date: April 7, 1994	15.0	1.0



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The New Uniform Residential Appraisal Report	November 6, 1993	Ilikai Hotel, Honolulu, HI	Hours		Attended	7.0	
Appraisal, General	October 8, 1993	Continuing Education, Hawaii, HI	Hours		Attended	4.0	
Advanced Income Capitalization	August 15 - 21, 1993	Nolte Center, University of Minnesota, Minneapolis, MN	Hours	Pass	Attended, Exam Date: August 21, 1993	36.0	4.0
Basic Income Capitalization	August 8 - 14, 1993	Nolte Center, University of Minnesota, Minneapolis, MN	Hours	Pass	Attended, Exam Date: August 14, 1993	36.0	3.0
Professional Practice	December 14, 1989	Continuing Education, Minnesota, MN	Hours	Pass	Attended, Exam Date: December 14, 1989	7.0	0.0
Recert 126	January 1 - December 31, 1988	University of Florida, Gainesville, FL	Hours	Pass	Attended, Exam Date: December 31, 1988	1.0	0.0
Residential Valuation	August 1 - 6, 1987	North Star Chapter, St. Paul, MN	Hours	Pass	Attended, Exam Date: August 6, 1987	36.0	3.0
Introduction to Appraising Real Property	April 8 - June 8, 1985	St. Paul Hotel, St. Paul, MN	Hours	Pass	Attended, Exam Date: June 8, 1985	45.0	0.0



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Litigation Skills for the Appraiser	March 31, 2008	Hilton Waikiki Prince Kuhio Hotel, Honolulu, HI	Hours		Attended	7.0	
Business Practices and Ethics	December 4, 2007	Hilton Waikiki Prince Kuhio Hotel, Honolulu, HI	Hours	Pass	Attended, Exam Date: December 4, 2007	7.0	1.0
7-Hour National USPAP Update Course	December 3, 2007	Hilton Waikiki Prince Kuhio Hotel, Honolulu, HI	Hours		Attended	7.0	
Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications	July 12 - 13, 2007	Chicago Chapter, Chicago, IL	Hours		Attended	16.0	



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7-Hour National USPAP Update Course	July 20, 2006	Ilikai Hotel, Honolulu, HI	Hours		Attended	7.0	
Business Practices and Ethics	October 20, 2005	Renaissance Liliikai Hotel, Honolulu, HI	Hours	Pass	Attended, Exam Date: October 20, 2005	7.0	1.0
Professional's Guide to the Uniform Residential Appl. Report	June 9, 2005	Maui, Maui, HI	Hours		Attended	7.0	
Scope of Work - Where Are We Now?	October 15, 2004	-, Honolulu, HI	Hours		Attended	4.0	
7-Hour National USPAP Update Course	October 14, 2004	-, Honolulu, HI	Hours		Attended	7.0	
Advanced Applications	July 20 - 26, 2003	University of San Diego-, San Diego, CA	Hours	Pass	Attended, Exam Date: July 26, 2003	36.0	4.0
Real Estate Disclosure	October 11, 2001	Waikiki Beach Marriott Resort, Honolulu, HI	Hours		Attended	7.0	
Real Estate Fraud: The Appr. Responsibilities & Liabilities	October 10, 2001	Waikiki Beach Marriott Resort, Honolulu, HI	Hours		Attended	7.0	
Standards of Prof. Practice, Part C	May 24 - 25, 2001	Waikiki Beach Marriott Resort, Honolulu, HI	Hours	Pass	Attended, Exam Date: May 25, 2001	15.0	1.0
FHA and the Appraisal Process	September 27, 1999	Hawaiian Regent Hotel, Honolulu, HI	Hours		Attended	7.0	
Standards of Prof. Practice, Part C	May 17 - 18, 1999	Hawaiian Regent Hotel, Honolulu, HI	Hours	Pass	Attended, Exam Date: May 18, 1999	15.0	1.0
Advanced Sales Comparison & Cost Approaches	November 9 - 14, 1998	University of Phoenix, Murray, UT	Hours	Pass	Attended, Exam Date: November 14, 1998	36.0	4.0
Highest & Best Use and Market Analysis	September 14 - 20, 1997	Arizona State University, Tempe, AZ	Hours	Pass	Attended, Exam Date: September 20, 1997	36.0	4.0
Standards of Professional Practice, Part B	April 8 - 9, 1994	Ilikai Hotel, Honolulu, HI	Hours	Pass	Attended, Exam Date: April 9, 1994	10.0	1.0
Standards of Professional Practice, Part A (USPAP)	April 6 - 7, 1994	Ilikai Hotel, Honolulu, HI	Hours	Pass	Attended, Exam Date: April 7, 1994	15.0	1.0



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The New Uniform Residential Appraisal Report	November 6, 1993	Ilikai Hotel, Honolulu, HI	Hours		Attended	7.0	
Appraisal, General	October 8, 1993	Continuing Education, Hawaii, HI	Hours		Attended	4.0	
Advanced Income Capitalization	August 15 - 21, 1993	Nolte Center, University of Minnesota, Minneapolis, MN	Hours	Pass	Attended, Exam Date: August 21, 1993	36.0	4.0
Basic Income Capitalization	August 8 - 14, 1993	Nolte Center, University of Minnesota, Minneapolis, MN	Hours	Pass	Attended, Exam Date: August 14, 1993	36.0	3.0
Professional Practice	December 14, 1989	Continuing Education, Minnesota, MN	Hours	Pass	Attended, Exam Date: December 14, 1989	7.0	0.0
Recert 126	January 1 - December 31, 1988	University of Florida, Gainesville, FL	Hours	Pass	Attended, Exam Date: December 31, 1988	1.0	0.0
Residential Valuation	August 1 - 6, 1987	North Star Chapter, St. Paul, MN	Hours	Pass	Attended, Exam Date: August 6, 1987	36.0	3.0
Introduction to Appraising Real Property	April 8 - June 8, 1985	St. Paul Hotel, St. Paul, MN	Hours	Pass	Attended, Exam Date: June 8, 1985	45.0	0.0

**List of Projects:**

**Large Land Assignments:**

Client	TMK	Date of Assignment	Client
Trust for Public Land	395-11-Parcels 1, 4, 5, 6 & 395-12-pacel 1	4/18/2021	Trust for Public Land
Confidential	357-3-10, 357-2-11, 357-2-27, 357-2-36, 357-2-37, 357-3-1, 357-3-2, 357-3-3, 357-3-7, 357-3-8357-3-18	12/6/2020	Confidential
Confidential	357-3-parcels 10, 11, 27, 36, 37, 1, 2, 3, 7, 8, 18	12/6/2020	Confidential
U. S. Dept of the Interior AVSO	392-1-parcel 72	8/19/2019	U. S. Dept of the Interior AVSO
U. S. Dept of the Interior AVSO	396-13-Parcel 6	7/18/2019	U. S. Dept of the Interior AVSO
Confidential	382-12-15	11/15/2018	Confidential
Farm Credit Serices of HI	381-4-75	7/20/2018	Farm Credit Serices of HI
Confidential	398-1-Parcels 9 and 10	4/16/2016	Confidential
U. S. Dept of the Interior AVSO	386-1 Parcels 1, 26, 29, 30, 3, 77, 78, 79	2/3/2016	U. S. Dept of the Interior AVSO
First State Bank	347-7-11	6/13/2015	First State Bank
Hawaii County Kawailani Acquisition	64 properties in TMK 324	2/12/2024	Hawaii County

**Major Commercial Property Assignments:**

- Grand Naniloa Hotel in Hilo
- Kukuiula Resort, development appraisal
- Aina Lea Affordable Housing Project
- Kapapala Ranch, Rental Determination
- McCandless Ranch, Partial Acquisition
- HPM Factory, Shipman Industrial
- HPM Retail Stores in Hilo and Waimea
- Shipman LTD Property holdings (McDonalds, Long Drugs, Keaau Shopping Center Land Lease...)
- De Luz Toyota and Chevrolet Dealerships
- Orchid Ilse Ford
- Nissan and Chrysler Dealerships on Hawaii Island
- All Napa Auto Stores on Hawaii Island
- Papa'a Ranch on Kauai

**Clients Who May Be Contacted**

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