

**Professional Profile of
Albert R. Wilson, CRE
(as of April 15, 2009)**

Education

Bachelor of Science in Science Engineering, Northwestern University, Evanston, Illinois (See Educational Background below for an explanation of the BSSE)

Master of Business Administration, Bowling Green State University, Bowling Green, Ohio

Professional Experience

1970-1982:

Various staff and operating management positions with PepsiCo (Division Consultant-Systems, Operations and Risk Management), Rentar Industries (Executive Vice President-Operations), and Home Window Company (Part Owner, President).

1982-Present:

A. R. Wilson, LLC specializing in environmental financial risk management and impaired value analysis. During the period 1990 through 1994, acted as President of Environmental Analysis & Valuation, Inc., a consortium of environmental and appraisal experts focused on the development of value impact opinions for litigation support.

Professional Accomplishments

One of the primary developers of the theory, application and language of environmental impairment analysis. Primary strength has been in the development of a unified valuation impact opinion incorporating the expert opinions of appraisers, attorneys, accountants, historians, civil and geotechnical engineers, hydrogeologists, and other specialized professionals. These unified opinions have been highly successful in the courtroom and negotiated settlements.

Regularly lecture, testify, and write on the subject of environmental impacts on business enterprise and real property value. Published numerous articles in such forums as The Appraisal Journal, Journal of Property Tax Management, and Environmental Watch. Author of Environmental Risk: Identification and Management which has become a text in several university level courses throughout the country.

Developed the Engineering Impaired Value Model for the analysis of impacts on business enterprise and real property values. This model provides the quantitative information necessary to support disclosures under SAB 92, and evaluate the financial impacts of alternative tax treatments under IRS Revenue Ruling 94-38.

Reviewer

Reviewer of environmental articles for *The Appraisal Journal*, The Appraisal Institute, Chicago, Illinois.

Special Honors

Member of ASTM Task Group on Land Use Restrictions (Brownfields)
Chairman, Appraisal Institute Task Group on Standards for the Application of
Statistical and Survey Techniques to the Valuation of Impaired Property.

Lecturer

Appraisal practices and procedures for environmentally impaired property for members of the Appraisal Institute.

- January 1989; AIREA Louisiana Chapter, New Orleans, Louisiana
- November 1989; AIREA Annual Fall Meeting, Dallas, Texas
- September 1990; AIREA Western Regional Conferences, Reno, Nevada
- July 1992; Appraisal Institute National Meeting, Symposium on Impaired Property Valuation

Registered Environmental Property Assessor and Registered Environmental Lending Analyst designation courses for the National Registry of Environmental Professionals.

Environmentally Impaired Property Valuation, Hazardous Waste, Liability and Real Estate Seminar, University of California, San Diego.

Toward the Quantitative Measurement of Stigma, Conference on Valuation and Evaluation, Society of Real Estate Appraisers, Dr. William Kinnard, Chairman.

Environmentally Encumbered Value Opinion Development, Real Estate Counseling Group of America/Valuation Network, Inc., Joint Meeting, Orlando, Florida, February 1991.

Right-of-Way Environmental Valuation, International Right of Way Association, International Meeting, Charlotte, North Carolina, June 1992.

Presentations to Federal Deposit Insurance Corporation regional offices on impact of environmental impairments on FDIC policy:

- August 1990; Costa Mesa, California office
- February 1991; Dallas, Texas office

Valuation of Environmentally Impaired Properties, Seminar for The Appraisal Institute, Colorado Chapter 22, May 1991.

Environmental Risk Evaluation, Seminar for the U.S. Army Corps of Engineers, Cincinnati, Ohio, July 1991.

Environmental Risk Finance, Seminar for Farm Credit Services of Southern Michigan, Lansing, Michigan, September 25-26, 1991.

Environmentally Impaired Valuation: A Team Approach to a Balance Sheet Presentation, Appraisal Institute Symposium, Philadelphia, PA, October 2-5, 1991.

An Approach to the Impact on Value Analysis of Environmentally Impaired Properties: An Environmental Balance Sheet, Presentation at NACORE Institute for Corporate Real Estate Seminar, Washington, D.C., October 8-9, 1991.

Case Studies of the Appraisal of Contaminated Properties, Presentation at the 26th

Annual Professional Seminar, International Association of Assessing Officers, Phoenix, Arizona, October 20, 1991.

Impact on Ad Valorem Value of Environmental Impairments, Presentation to the Minnesota State Bar Association, Continuing Legal Education, Minnesota Property Tax Practice, February 1991.

Environmentally Impaired Property Valuation; Appraisal Institute Video Training Series: editor, contributor and participant.

Ad Valorem Taxation and Environmental Devaluation, Seminar organizer and moderator, EAV, January 1993.

Eminent Domain and Environmental Devaluation, Seminar organizer and moderator, EAV, February 1993.

Lending and Environmental Devaluation, Seminar organizer and moderator, EAV, March 1993.

Eminent Domain and Environmental Devaluation, Seminar for the American Association of State Highway and Transportation Officials (AASHTO) National Meeting, sponsored by Federal Highway Administration, Austin, Texas, April 21, 1993.

Impact of Environmental Liability and Appraisal Requirements upon Lending Practices, presenter, Illinois Bankers Association, Lisle, Illinois, April 28, 1994.

Emerging Approaches to Impaired Property Valuation, New Jersey Association of Property Tax Appeals Boards, September 22, 1994.

Appeals of Rateable Values, National Association of Railroad and Public Utility Tax Representatives, San Antonio, November 2, 1994.

Impaired Property Valuation: A Review of Theory and Techniques; The Association of Municipal Assessors of New Jersey, Rutgers University, June 18, 1995.

Selected Publications

FOCUS. Editor and publisher of a periodic journal of hazardous materials impacts on property and business values.

Model Asbestos in Schools Inspection Report and Management Plan, Hazardous Materials Institute, Inc. (HMI), Columbus, Ohio, 1987.

Model Asbestos Building Inspection and Management Planning Standards, HMI, 1988.

Topovalue Mapping: A Visual-Analytical Approach to Real Estate Evaluation, HMI, 1989.

Probable Financial Effect of Asbestos Removal on Real Estate, The Appraisal Journal, American Institute of Real Estate Appraisers, Chicago, Illinois, July 1989.

An Objective Asbestos Project Selection and Prioritization Method, HMI monograph, July 1989.

Environmental Risk: Identification and Management, Lewis Publishers, Inc., Chelsea, Michigan, May 1991.

Environmentally Impaired Property: Valuation Considerations, Topical paper presented to the International Right of Way Association, International Meeting, Charlotte, North Carolina, June 1992.

The Environmental Opinion: Basis for an Impaired Value Opinion, Topical paper presented to the Appraisal Institute National Meeting, Symposium on Impaired Property Valuation, Boston, Massachusetts, August 1992.

Investment Risk and Return, The Appraisal Journal, The Appraisal Institute, Chicago, Illinois, October 1992, with Mr. Gene Dilmore, MAI.

Environmentally Impaired Valuation: A Team Approach to a Balance Sheet Presentation, Measuring the Effects of Hazardous Materials Contamination on Real Estate Values: Techniques and Applications, Appraisal Institute Technical Reports, The Appraisal Institute, Chicago, Illinois, October 1992.

Ad Valorem Taxation of Environmentally Impaired Properties, Environmental Watch, December 1992, The Appraisal Institute, Chicago, Illinois.

Valuation of Impaired Property: A Team Approach, The Appraisal Journal, The Appraisal Institute, Chicago, Illinois, 1993.

Preparing an Assessed Value Appeal for Environmentally Impaired Property, Real Estate Valuation Magazine, NAFFA, Inc., New Haven, Connecticut, Winter 1993.

Ad Valorem Taxation and Environmental Devaluation, with Maxwell O. Ramsland, Jr., MAI; Thomas Wilhelmy, Esq.; and Roger Groves, Esq.; Journal of Property Tax Management, Summer and Fall Quarter Issues, 1993.

The Environmental Opinion: Basis for an Impaired Value Opinion, The Appraisal Journal, The Appraisal Institute, Chicago, Illinois, July, 1994.

Abstracts of works have been cited in several publications including *Environmental Site Assessments and Their Impact on Property Value: The Appraiser's Role*, published by The Appraisal Institute, 1995 and *Lessons from America: Appraisal and Lender Liability Issues in Contaminated Real Estate* published by The College of Estate Management, Whiteknights, Reading, Berkshire, England, 1995.

Emerging Approaches to Impaired Property Valuation, The Appraisal Journal, April, 1996.

Defining Environmentally Impaired Market Value of Real Property, The Journal of Environmental Law and Practice, May/June, 1996.

Measuring Environmental Property Value Damages: A Discussion of Damage Measurement and "Brownfields", Journal of Environmental Law and Practice, March/April 1997.

Lender Attitudes Toward Source and Nonsource Impaired Property Mortgages, The Appraisal Journal, October, 1997, with Arthur Alarcon, SRA

The Scientific Validity of Hedonic Modeling, Mealey's Underground Storage Tank Litigation Conference, 1998.

The Questionable Reliability of 'Peer Reviewed' Real Estate Literature, Bureau of National Affairs Expert Evidence Report, Volume 4, Number 1, January 5, 2004.

Proximity Stigma: Testing the Hypothesis, The Appraisal Journal, Summer 2004.

Damage to Value and Locational Premiums, Peter D. Bowes, Douglas C. Brown, Albert R. Wilson, Real Estate Issues, Volume 29, Number 4, Winter 2004-2005.

Contingent Valuation: Not an Appropriate Valuation Tool, The Appraisal Journal, Winter, 2006.

Right-of-Way and Neighboring Property Values: The Problem of Faulty Analyses, Right of Way, January/February, 2006.

Real Property Damages and Rubber Rulers, Real Estate Issues, Summer, 2006. Ballard Award winning paper as most significant article of 2006.

Expert Designations

Environmental impacts on value before the:

- Superior Court, County of San Diego, California
- Colorado Board of Assessment Appeals
- Circuit Court, Broward County, Florida
- Federal District Court, Western Division, Southern Ohio District
- Montgomery County Circuit Court, Maryland
- Worcester County Superior Court, Worcester County, Massachusetts
- Federal District Court for the Virgin Islands
- District Court, City and County of Denver, Denver, Colorado
- District Court, Plano, Texas
- Arapahoe District Court, Arapahoe County, Colorado
- Federal District Court for the State of Colorado

Professional Organizations

- The Counselors of Real Estate
- American Real Estate Society
- Society of Groundwater Scientists and Engineers
- International Right of Way Association
- International Association of Assessing Officers
- Affiliate Member, National Board of Realtors
- ASTM Task Group on Access and Land Use Controls (Brownfields)
- Chairman, Appraisal Institute Task Group on the Application of Statistical and Market Survey Techniques to the Valuation of Impaired Property
- Member, Appraisal Standards Board Committee on USPAP Statement for Appraisal of Environmentally Impaired Property