

## QUALIFICATIONS OF THOMAS J. DAY

### The Valuation Group, Inc.

Thomas J. Day, MAI, SRA



**Certified, experience, education, memberships, professionalism and integrity.** Thomas Day has over 30 years of real estate appraisal and consulting experience. He is a principal, shareholder and officer of the Valuation Group, Inc. Prior to co-founding The Valuation Group, he was an owner and officer of the Lyle H. Nagell & Co., Inc.

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

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

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

#### EDUCATION

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

#### APPRAISAL EDUCATION

##### The Appraisal Institute

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

## QUALIFICATIONS OF THOMAS J. DAY (CONTINUED)

---

### The Society Of Real Estate Appraisers

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

### Other Organizations

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

## LICENCES AND AFFILIATIONS

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

## CLIENTS SERVED



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

- |                                       |   |                                       |
|---------------------------------------|---|---------------------------------------|
| ■ Anchor Bank                         | ■ Hopkins School District                       | ■ New Market Bank                     |
| ■ Anoka Electric Cooperative          | ■ Kennedy & Graven                              | ■ New York Life Insurance Company     |
| ■ Briggs and Morgan                   | ■ Lakeville School District                     | ■ Park National Bank                  |
| ■ Burnsville School District          | ■ M & I Bank                                    | ■ Phillips Neighborhood Housing Trust |
| ■ The Business Bank                   | ■ Metropolitan Airports Commission              | ■ Powderhorn Residents Group          |
| ■ Central Community Housing Trust     | ■ Midland Financial                             | ■ Premier Bank                        |
| ■ Citizens Bank                       | ■ Midway National Bank                          | ■ Project For Pride in Living, Inc.   |
| ■ City of Bloomington                 | ■ Minneapolis Community Development Agency      | ■ Ramsey County                       |
| ■ City of Circle Pines                | ■ Minneapolis Planning and Economic Development | ■ Richfield Bank and Trust            |
| ■ City of Edina                       | ■ Minneapolis Library                           | ■ Seward Redesign                     |
| ■ City of Orono                       | ■ Minneapolis Park and Recreation Board         | ■ Southside Neighborhood Housing      |
| ■ City of Plymouth                    | ■ Minneapolis Public Works Department           | ■ State of Minnesota                  |
| ■ City of St. Louis Park              | ■ Minneapolis School District                   | ■ RBC Builder Finance                 |
| ■ Fredrikson & Bryon                  | ■ Minnesota Attorney Generals Office            | ■ TCF Bank                            |
| ■ Firststar Bank                      | ■ Minnesota Department of Commerce              | ■ Three Rivers Park District          |
| ■ First Federal                       | ■ Minnesota Department of Transportation        | ■ Union Bank and Trust                |
| ■ GE Capital                          |   | ■ U.S. Bank                           |
| ■ Gray, Plant, Mooty, Mooty & Bennett |   | ■ U.S. Fish and Wildlife Service      |
| ■ Habitat For Humanity, Inc.          |   | ■ Voyager Bank                        |
| ■ Hennepin County                     |   | ■ Whittier Alliance                   |
| ■ Highland Banks                      |   |                                       |
| ■ Honeywell                           |   |                                       |

# QUALIFICATIONS OF THOMAS J. DAY (CONTINUED)

## CURRENT APPRAISAL LICENSE

Thomas Day holds a Minnesota Certified General Real Property Appraiser license.

<p>DAY, THOMAS J 12905 27TH PLACE NO PLYMOUTH, MN 55441</p>	<p><b>STATE OF MINNESOTA</b></p>		
			
	<p><b>Department of Commerce</b></p>		
<p><b>The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that THOMAS J DAY</b></p>			
<p>12905 27TH PLACE NO PLYMOUTH, MN 55441</p>			
<p>has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of</p>			
<p><b>Resident Appraiser : Certified General</b></p>			
<p><b>License Number: 4000814</b></p>			
<p>unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2010.</p>			
<p><b>IN TESTIMONY WHEREOF, I have hereunto set my hand this August 21, 2008.</b></p>			
			
<p><b>COMMISSIONER OF COMMERCE</b></p>	<p><b>Continuing Education:</b></p>		
<p>Minnesota Department of Commerce</p>	<table border="1"><thead><tr><th><u>CE Requirement Type</u></th><th><u>CE Required Hours</u></th></tr></thead></table>	<u>CE Requirement Type</u>	<u>CE Required Hours</u>
<u>CE Requirement Type</u>	<u>CE Required Hours</u>		
<p>Licensing Division</p>	<table border="1"><tbody><tr><td>Total - Appraiser</td><td>30</td></tr></tbody></table>	Total - Appraiser	30
Total - Appraiser	30		
<p>85 7th Place East, Suite 500</p>	<table border="1"><tbody><tr><td>USPAP</td><td>7</td></tr></tbody></table>	USPAP	7
USPAP	7		
<p>St. Paul, MN 55101-3165</p>			
<p>Telephone: (651) 296-6319</p>			
<p>Email: <a href="mailto:licensing.commerce@state.mn.us">licensing.commerce@state.mn.us</a></p>			
<p>Website: <a href="http://commerce.state.mn.us">commerce.state.mn.us</a></p>			
<p><b>Notes:</b></p>			
<ul style="list-style-type: none"><li>• <b>Continuing Education:</b> 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.</li></ul>			
<ul style="list-style-type: none"><li>• <b>Appraisers:</b> You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. <b>Trainees do not qualify.</b> For further details, please visit our website at <a href="http://commerce.state.mn.us">commerce.state.mn.us</a>.</li></ul>			