

QUALIFICATIONS OF THE APPRAISER

David J. Simonetti, SRA

APPRAISAL EDUCATION

- "Review Theory – Residential", seminar, CT chapter of the AI, 2014
- "Business Practices and Ethics", seminar, CT chapter of the AI, 2013
- "Residential Sales Comparison and Income Approaches", course, MA chapter of the AI, 2013
- "Residential and Commercial Valuation of Solar Systems", course, NM chapter of the AI, 2013
- "USPAP Update", seminar, CT Chapter of the AI, 2012
- "Appraiser as and Expert Witness: Preparation and Testimony", course, GA Chapter of the AI, 2011
- "Litigation Appraising: Specialized Topics and Applications", course, FL Chapter of the AI, 2011
- "Case Studies in Appraising Green Residential Buildings", course, NJ Chapter of the AI, 2011
- "Introduction to Green Buildings: Principles & Concepts", course, NJ Chapter of the AI, 2011
- "Condemnation Appraising: Principles & Practices", course, Chicago Chapter of the AI, 2011
- "Uniform Appraisal Dataset- UAD", seminar CT Chapter of the Appraisal Institute, 2011
- "General Appraiser Curriculum Overview", seminar CT Chapter of the Appraisal Institute, 2010
- "Uniform Standards of Professional Appraisal Practice", seminar CT Chapter of the Appraisal Institute, 2010
- "Valuation by Comparison: Residential Analysis and Logic", seminar, CT Chapter of the Appraisal Institute, 2010
- "Valuation of Green Residential Properties", seminar, CT Chapter of the Appraisal Institute, 2009
- "Business Practices and Ethics", seminar, CT Chapter of the Appraisal Institute, 2008
- "REO: Appraisal of Residential Property for Foreclosure/Pre-foreclosure", seminar, CT Chapter of the AI, 2008
- "Uniform Standards of Professional Appraisal Practice" USPAP, course, Metro NJ Chapter of the AI, 2007
- "General Appraiser Sales Comparison Approach", course, Chicago Chapter of the AI, 2007
- "General Appraiser Site Valuation and Cost Approach", course, Chicago Chapter of the AI, 2007
- "Apartment Appraisal: Concepts and Applications", course, W. Coast Florida Chapter of the AI, 2007
- "Sales Comparison Valuation of Small, Mixed-Use Properties", course, Northern Ohio Chapter of the AI, 2006
- "Basic Income Capitalization", course, CT Chapter of the Appraisal Institute, 2006
- "FHA and the New Residential Appraisal Form", seminar, CT Chapter of the Appraisal Institute, 2006
- "Appraising High-Value and Historic Homes", seminar, CT Chapter of the Appraisal Institute, 2004
- "Mathematical Modeling of Real Estate Data", seminar, CT Chapter of the Appraisal Institute, 2004
- "Evaluating Residential Construction", seminar, CT Chapter of the Appraisal Institute, 2004

QUALIFICATIONS OF THE APPRAISER- (Cont'd)

"Scope of Work: Expanding Your Range of Services", seminar, CT Chapter of the Appraisal Institute, 2003

"Applied Residential Property Valuation", course, Society of Real Estate Appraisers, 1989

"Income Property Appraisal", course, given by the New Haven Real Estate School, 1985

"Residential Real Estate Appraisal", course, New Haven Real Estate School, 1985

"Introduction to Appraising Real Property", course, New Haven Real Estate School, 1985

EMPLOYMENT BACKGROUND

President of Castiglia Associates, Inc., Stamford, Connecticut, March 2004 - present

Senior Residential Staff Appraiser with Castiglia Associates, Inc., Stamford, Connecticut,
June 1992 to March 2004

Residential Field Inspector for the Assessors Offices of the Towns of Weston, Connecticut and New Canaan,
Connecticut, 1998 - 1999

Residential Staff Appraiser with TRW Real Estate Loan Services, Wallingford, Connecticut 1987 - 1992

PROFESSIONAL AFFILIATIONS / CERTIFICATES

"Professional Development Certificate – Valuation for Litigation", Appraisal Institute, Chicago, 2011

"Professional Development Certificate – Valuation of Sustainable Buildings", Appraisal Institute, Chicago, 2011

Certified General Real Estate Appraiser, State of Connecticut, No. RCG.0001137 (2010-Current)

Connecticut Chapter of the Appraisal Institute Board of Directors, Executive Director Guidance Committee,
2008-2009

Connecticut Chapter of the Appraisal Institute Board of Directors, 1st Vice President, 2008-2009

Connecticut Chapter of the Appraisal Institute Board of Directors, 2ND Vice President, 2006 to 2008

Connecticut Chapter of the Appraisal Institute Board of Directors, Secretary, 2004 to 2006

Connecticut Chapter of the Appraisal Institute Board of Directors, Bylaws Chairman, 2002 to 2004

Leadership Development and Advisory Council member for the Appraisal Institute in Washington, D.C., 2001

"SRA" Designation, the Appraisal Institute, Chicago, IL & the Connecticut Chapter of the Appraisal Institute, 2000

Certified Land and Residential Revaluation Real Estate Appraiser, State of Connecticut, 1998 to Present,
Certification No. 517

Qualified Residential Real Estate Expert Witness in all Superior Courts of Fairfield County Connecticut

Approved FHA Appraiser, Department of Housing and Urban Development, Washington, D.C.,
CTRCG.0001137

Preferred Signatory Appraiser, Center for Responsible Appraisals and Valuations, 2006-

BNI, Business Network International 2010-2013