

**Qualifications of the Appraiser**  
**Daniel Bittner**  
**Partner Trea Corp Real Estate Appraisals and Consultations**  
**1144 Falcon Troy, MI 48098**  
**Phone: (248) 828-8218 Fax: (248) 828-4258**

**I. STATE LICENSING:**

**Certified Residential Real Estate Appraiser**  
**Permanent I.D. #1201072788**

In the State of Michigan, appraisers are required to be licensed and are regulated by the Michigan Department of Licensing and Regulation. Licensing is provided for in Article 26 of the occupational code, effective October 16, 1990, amended November 10, 1999, and amended January 1<sup>st</sup>, 2008. This Law provides for four (4) levels of licensure:

1. Limited Real Estate Appraiser
2. State Licensed Real Estate Appraiser
3. Certified Residential Real Estate Appraiser
4. Certified General Real Estate Appraiser

In 2008, Daniel Bittner achieved the level of State Licensed Real Estate Appraiser by meeting the regulations which require appraisers to have at least 90 hours of appraisal education including 15 hours of USPAP (Uniform Standard of Professional Appraiser Practice), acquiring 2000 hours of appraisal experience during a period of at least two years and passing the state examination. The license is renewed every two years, and requires 14 hours of continuing education each year for a total of 28 hours. In October 2009, Mr. Bittner achieved the status of Certified Residential Real Estate Appraiser by achieving 120 hours of education and 2500 hours of experience over a 24-month period.

**II. ACADEMIC BACKGROUND:**

**Bachelor of Science/Marketing**  
Ferris State University, Big Rapids, Michigan

Ferris State University is an accredited four (4) year college recognized throughout the country for developing highly skilled businessmen and women.

**Appraisal Courses.** Daniel Bittner has taken numerous courses in the different aspects of appraising. The courses include those necessary to meet the state licensing requirement. Each year, Mr. Bittner takes various continuing education courses to further enhance his ability and expand his depth of understanding.

### **III. PROFESSIONAL EXPERIENCE:**

#### **Tennis Professional: Baseline Tennis Management**

From 2003 to 2006, Daniel Bittner was a tennis professional for Baseline Tennis Management in Birmingham, MI.

Duties included: the hiring of staff members, motivating of clients/employees, promotion of facilities, scheduling and the billing of payroll.

#### **Appraiser Partner: Trea Corp Real Estate Appraisals and Consultation, Troy, Michigan.**

Since 2006 to present, Mr. Bittner has performed hundreds of "Complete Fee Simple Estate" interest in residential real property appraisals, along with performing real estate and economic consulting. Each real property appraisal completed meets the federal, state and individual client requirements according to USPAP.

In addition to assisting in mortgage lending appraisals, Mr. Bittner participates with appraisal requests for estate planning, federal estate tax, potential sale purposes and litigation purposes.

Property types include single family residential homes, detached and attached condominiums, 1-4 family residential income property and vacant land.

### **IV. PROFESSIONAL ORGANIZATIONS:**

#### **Appraisal Institute's: Associate member /Board of Directors-Great Lakes Chapter**

The Appraisal Institute is the world's leading professional real estate appraisal organization and members must comply with a strict code of ethics and continuing education requirements. It is one of eight (8) major appraisal societies that helped found the "Appraisal Foundation". The Appraisal Foundation is a national self-regulatory organization created in 1987 by the US Congress to establish uniform qualification criteria for professional appraisers, to develop standards for appraisal work, and to provide other programs to serve the public.

#### **Detroit Relocation Council (DRRC):**

DRRC is a professional organization providing a forum for sharing the latest information and resources available in the corporate mobility arena.

### **PROFESSIONAL REFERENCES:**

- 1) Cheryl Brown, V.P. Guardian Mortgage, MI – 810-694-8610
- 2) Annette Stamatakis, Appraisal Coordinator, Talmer Bank and Trust, MI – 248-498-2825
- 3) Jim Fleming, President/CFO Baseline Tennis Management, MI – 248-866-7214
- 4) Dave Feldman, Athletic Director, Marian High School, MI-248-644-1750

**V. PARTIAL LISTING OF CURRENT CLIENTS:**

In addition to performing thousands of mortgage lending appraisals, Mr. Trecola is frequently called on to appraise for relocating employees, estate planning, federal estate tax, condemnation, potential sale purposes and litigation purposes. The following are our current list of mortgage lenders, banks and other clients:

- Guardian Mortgage, Grand Blanc, MI
- JP Morgan Chase Bank, New York, NY
- Talmer Bank & Trust, Troy, MI
- Shelter Mortgage, Shelby Township, MI
- Victoria, P.L.L.C., Birmingham, MI
- Marselis & Berman P.C., Utica, MI