

# QUALIFICATIONS: TODD P. THURSTON, MAI

<p><b>EMPLOYMENT HISTORY</b></p>	<ul style="list-style-type: none"> <li>◦ 8/03-Current: Principal—Thurston, Casale &amp; Ryan, LLC</li> <li>◦ 11/01-7/03: President—Thurston Appraisal Company, LLC</li> <li>◦ 12/93-11/01: Vice President—Pomeroy Appraisal Associates, Inc.</li> <li>◦ 06/91-12/93: Staff Appraiser—Pomeroy Appraisal Associates, Inc.</li> </ul>
<p><b>EDUCATION AND APPRAISAL RELATED COURSEWORK</b></p>	<p>Bachelor of Science in Finance: Rochester Institute of Technology (1991)          Appraisal Institute (since 2010): 7-hour USPAP Update (11,13,15,17,20,22,23);          Case Studies in Valuation of Upstate NY (10,12,14-21,25), Business Practice and Ethics (12,17,22), Appraisal of Nursing Facilities (10), Data Verification Methods (10), Appraising Convenience Stores (10), Fundamentals of Separating RP, PP, &amp; IBA (12), Problems in the Valuation of Partial Acquisitions (12), Rates &amp; Ratios: Making Sense of GIMs, OARs, &amp; DCF (14), Analyzing Operating Expenses (14), Subdivision Valuation (16), Comparative Analysis (17), Fair Housing and Fair Lending Update (24), Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions (24), Forecasting Revenue (24)          IRWA: Case Studies(18,20,24)          MANFRED: Fair Housing and Fair Lending (22)</p>
<p><b>PROFESSIONAL AFFILIATION</b></p>	<ul style="list-style-type: none"> <li>◦ Member of the Appraisal Institute (MAI) and</li> <li>◦ Member of the International Right-of-Way Association (IRWA)</li> </ul>
<p><b>LICENSES</b></p>	<ul style="list-style-type: none"> <li>◦ NYS Certified General Appraiser #46-20952</li> <li>◦ Consultant Appraiser—NYS Department of Transportation</li> </ul>
<p><b>COURT/TESTIMONY EXPERIENCE</b></p>	<ul style="list-style-type: none"> <li>◦ Expert witness in NYS Supreme Court and NYS Court of Claims</li> <li>◦ Several assessment grievance boards (Hornell, Oswego, Greece)</li> </ul>
<p><b>PROFESSIONAL EXPERIENCE</b></p>	<ul style="list-style-type: none"> <li>◦ Experience includes: airports, apartments, automobile dealerships, banks, farms, golf courses, gravel beds, hotels/motels, manufacturing plants, mini-marts, mobile home parks, office buildings, office/warehouses, nursing homes, railroads (active and abandoned), residential dwellings, residential subdivisions, restaurants, shopping centers, utility properties (i.e. gas, electric, corridor), etc.</li> <li>◦ Extensive eminent domain experience involving projects and claims of the NYS Departments of Transportation and Federal Aviation Administration.</li> </ul>
<p><b>EXPERIENCE HIGHLIGHTS</b></p>	<ul style="list-style-type: none"> <li>◦ <b><u>Frequent Presenter for local chapters of Appraisal Institute and IRWA:</u></b> Topics have included: “Disparities in Easement Prices and Values and a Workable Framework for Partial Interest Valuation”, “Avigation Easement Valuation”, “Nuances of Eminent Domain Valuation”, “Impact of Differing Expense Frameworks on the Capitalization Rate”, “Impact of a Fuel Oil Spill on Residential Property”, “Corridor Valuation”, “Extracting Capitalization Rates for Single- and Multi-Family Dwellings”, “The Pitfalls of Expensing Capital Items”, “The Impact of Access on Visibility &amp; Price”, “A Case Study in ATF Valuation”, and “Extracting External Obsolescence from Comparable Sales”.</li> <li>◦ <b><u>Airport Projects (1991-25):</u></b> Involved in the valuation of airport properties and/or neighboring lands for federally funded projects to determine compensation resulting from full or partial fee acquisitions and avigation easements. List since 2009 includes: Columbia Co. (12), Floyd Bennett Memorial (09,12,14,16), Orange Co. (09), Elmira-Corning (09,16), Dansville Municipal (11), Finger Lakes (12), Perry-Warsaw (13,14,22), Saratoga (24), and Schenectady (25). Experience also includes appraisals of: Riverside Airport—NYSDOT appropriation (94), Hornell Airport—certiorari (99), Michael Airfield—acquisition (00), Syracuse Suburban Airport—acquisition (00,01); aircraft hangars/sites at Greater Binghamton, Fulton Co., Hancock Int’l, Clinton Co., Elmira-Corning, Finger Lakes, Griffiss, Hamilton, Saratoga, Tompkins Co., Watertown Int’l and Wellsville Municipal Airports</li> </ul>