

## EARL L TIMMONS, MAI, AI-GRS, MRICS, ASA

BLUE ROCK REALTY GROUP, LLC  
3304 Old Capitol Trail, Suite 120B, Wilmington, Delaware 19808  
302.690.7112 · etimmons@bluerockmail.com

### WORK EXPERIENCE

2020 – PRESENT

**MANAGING DIRECTOR - BLUE ROCK REALTY GROUP/VISION VALUATION CONSULTANTS**  
*Wilmington, Delaware*

Blue Rock Realty, formerly Vision Valuation Consultants, is a boutique appraisal firm specializing in the valuation of a variety of commercial and residential properties in the Delaware and southeastern Pennsylvania market. Property types appraised include a wide variety of retail, office, industrial, development land, single family residential homes and eminent domain acquisitions.

2014 - 2020

**VICE PRESIDENT, VALUATION MANAGER - WSFS BANK**  
*Wilmington, Delaware*

Responsibilities included reviewing and overseeing the review of over 2,000 commercial appraisals annually for appraisal procedure and methodology as well as regulatory and internal compliance; working with Relationship Managers to resolve any customer disputes; developing and managing the third-party appraiser list; managing and customizing RIMS appraisal management platform; developing and implementing appraisal guidelines and thresholds for Loan Policy; preparing valuation department budgets; and training both valuation team members and commercial lending associates in appraisal concepts and review.

2002 – 2014

**VICE PRESIDENT, VALUATION AND ADVISORY SERVICES - CBRE, INC**  
*Philadelphia, Pennsylvania*

Fee appraiser responsible for appraisal and consulting services for a national client base. Properties appraised included complex retail, office, industrial, development land and later specializing in going concern appraisals of various healthcare related properties. Geographic regions covered included primarily the entire states of Pennsylvania, Delaware and Maryland.

1994 – 2002

**PRESIDENT/FOUNDER - ATLANTIC VALUATION CONSULTANTS**  
*Wilmington, Delaware*

Founded and expanded Atlantic Valuation Consultants from a one- to a five-appraiser regional valuation firm ultimately purchased by Insignia/ESG. Properties appraised included a wide variety of retail, office, industrial, development land and eminent domain acquisitions. During this period, Atlantic Valuation also had a significant presence developing appraisals for real estate assessment appeal.

## CERTIFICATIONS/DESIGNATIONS

### APPRAISAL INSTITUTE

MAI (1992) MEMBER #37999

AI-GRS (2015)



### ROYAL INSTITUTE OF CHARTERED SURVEYORS

MRICS (2007) MEMBER #1260967



### AMERICAN SOCIETY OF APPRAISERS

ASA (2020) ACCREDITED SENIOR APPRAISER # 122744



### STATE OF DELAWARE

Certified General Real Property Appraiser #X1-0000021

### COMMONWEALTH OF PENNSYLVANIA

Certified General Real Estate Appraiser GA-000903-L

## EDUCATION

### APPRAISAL INSTITUTE, 1987-1992

All prerequisite courses to achieve the MAI designation.

### SALISBURY UNIVERSITY, 1982-1985

Variety of coursework with a focus on business and specifically economics.

### ARCHMERE ACADEMY, 1978-1982

General High School curriculum.

### VARIOUS, 1992-PRESENT

Completed all necessary Continuing Education to maintain all designations and state Certifications.

## PROFESSIONAL NOTES

- Appointment by the Governor to the Delaware Council on Real Estate Appraisers (Past Chairman)
- Former President – Delaware Chapter of the Appraisal Institute
- Approved Instructor - Delaware Chapter of the Appraisal Institute
- Expert Witness – New Castle County, Delaware Assessment Appeals Board
- Expert Witness – Delaware Superior Court
- Expert Witness – US Bankruptcy Court

## REFERENCES

Available upon request



## LICENSES

### PROFESSIONAL LICENSE

PROFESSION: Real Estate Appraisers  
LICENSE TYPE: Certified General Real  
Property Appraise  
LICENSE NUMBER: X1-0000021  
LICENSE STATUS: Active  
ISSUE DATE: 12/03/1991  
EXPIRATION DATE: 10/31/2025  
ISSUED TO: Earl L. Timmons, Jr  
SIGNATURE: \_\_\_\_\_

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO  
CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE.  
THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE



Department of State  
**Division of Professional Regulation**  
*Our mission is to credential qualified professionals to ensure the protection  
of the public's health, safety, and welfare*

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

**Commonwealth of Pennsylvania**  
**Department of State**  
**Bureau of Professional and Occupational Affairs**  
**PO BOX 2649 Harrisburg PA 17105-2649**

**License Type**  
Certified General Appraiser

**EARL L TIMMONS**  
103 PRINCESS AVE  
WILMINGTON, DE 19803

**License Status**  
Active

**Initial License Date**  
09/18/2001

**License Number**  
GA000903L

**Expiration Date**  
06/30/2025

*Arion R. Claggett*  
Acting Commissioner Arion R. Claggett

Signature \_\_\_\_\_

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 PA.C.S.S. 4911

