

BRADFORD THOMPSON, MAI, AI-GRS, SR/WA

APPRAISAL QUALIFICATIONS



APPRAISAL EXPERIENCE

President and Managing Partner of Thompson & Thompson, established 2020. Entered the appraisal field in 1989, and was with the appraisal firm of Mason and Mason from 1991 thru 2019, Partner 2006 thru 2019. Expertise includes research, consulting, appraisal report preparation, and expert testimony for a variety of property types, including industrial, commercial, retail, office, vacant acreage, and single and multi-family residential properties. Property valuations for eminent domain both full and partial acquisitions, inverse condemnation, property tax appeals, possessory interests, corridor valuation, asset management, and loan underwriting.

AFFILIATIONS & ACTIVITIES

MAI Designated Member, The Appraisal Institute, Designation No. 11063
AI-GRS (General Review Specialist) Designated Member, The Appraisal Institute
SR/WA Designated Member, International Right of Way Association, Designation No. 5336
Certified General Real Estate Appraiser, State of California, Certificate No. AG002282 (Exp. 2/1/2027)
Certified General Real Estate Appraiser, State of Nevada, Certificate No. A.0208134-CG (Exp. 4/30/2026)
Certified General Real Estate Appraiser, State of Arizona, Certificate No. CGA-32273 (Exp. 4/30/2026)
Licensed Real Estate Broker, State of California, Certificate No. 01070707 (Exp. 4/1/2026)
Planning Commission, City of Arcadia (2015 to 2023)
Past President, Southern California Chapter of the Appraisal Institute (2017)
Member, AIR Commercial and Industrial Real Estate Association
Member, Pasadena-Foothills Association of Realtors

EDUCATIONAL BACKGROUND

California State Polytechnic University, Pomona Graduated September, 1999, with a Masters Degree in Business Administration (MBA) with an emphasis in Urban and Regional Planning, and Finance, Real Estate and Law. Admitted to the Honor Society of Beta Gamma Sigma. Masters Project - *Just Compensation, The Physical Partial Acquisition of Real Property through Eminent Domain*. Classes included:

- Real Estate Market Analysis
- Real Estate Investment Analysis
- Management Science - Quantitative Decision Making
- Policy Analysis, Implementation and Evaluation
- Urban and Regional Planning - Legal Foundations
- Urban and Regional Planning - Urban Analysis Fundamentals
- Urban and Regional Planning - Theory and Practice
- Urban and Regional Planning - Graphics and Design
- Managerial Accounting for Decision Making
- Business Research Methods
- Management Policies and Strategies Practicum
- Advanced Financial Management

University of Southern California Graduated May, 1989, with a Bachelor of Science Degree in Business Administration (BS), with an emphasis in Real Estate. Classes in all major aspects of real estate valuation, development, finance, law, construction, engineering, planning and property management. Specialized classes included:

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| • Real Estate Valuation | • Real Estate Finance & Investments |
| • Introduction to Urban Real Estate | • Construction Methods & Equipment |
| • Real Estate Law | • Business Finance |
| • Introduction to Urban & Regional Planning | • Contracts & Specifications |
| • Management Science | • Economic Analysis for Business |
| • Management Accounting & Cost Analysis | |

Expert Witness: Real Estate Valuation in the Superior Court of The State of California, San Bernardino, Riverside, Orange and Los Angeles Counties, Public Utilities Commission of the State of California and the Los Angeles and Riverside County Assessment Appeals Boards. Court-Appointed Appraiser - Judge Kristin S. Escalante, Los Angeles Superior Court, Judge Maureen Duffy-Lewis, Los Angeles Superior Court, and Judge Brian S. McCarville, San Bernardino Superior Court.

Guest Lecturer: Real Estate Valuation (USC, Master of Real Estate Development Program), Valuation Conferences (IRWA), Master of Architecture and the Development Process (Cal Poly Pomona) and Eminent Domain Conferences (CLE International), and Caltrans Real Property & Environmental Law Workshop.

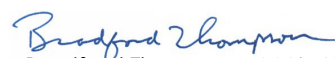
Committee Service: Appraisal Institute- Litigation Seminar Chair (2008, 2016 & 2017), Associate Guidance Chair (2009 to 2013), Region VII Representative (2011 to 2014, 2016, 2017), SCCAI Executive Board (2014 to 2018), Leadership Development and Advisory Council (2015), California Government Relations Committee (2016 & 2017), National and Chapter Nominating Committees (2018), Mason-Thornton Scholarship Fund (2021 to 2024). **IRWA** - Spring Valuation Seminar Chair (2013 to 2016).

SPECIALIZED APPRAISAL COURSES & SEMINARS

Valuation Bias: The Invisible Fence of Racial Discrimination, Appraisal Institute, 2024
CA Elimination of Bias and Cultural Competency, 2022
Laws and Regulations for Appraisers, 2022
General Appraiser Income Approach - Part 2, Appraisal Institute, 2022
Underground Infrastructure Panorama, IRWA, 2020
United States Land Titles, IRWA, 2020
Comparative Analysis, Appraisal Institute, 2016
Planning Academy, League of California Cities, 2016
Spring Valuation Seminar, IRWA, 2012, 2013, 2014, 2015, 2016
Property/Asset Management, IRWA, 2015
Review Theory - General, Appraisal Institute, 2014
Green Building for Appraisers, 2013
Federal and State Laws and Regulations, 2013, 2016, 2020
Environmental Awareness, IRWA, 2010
Legal Aspects of Easements, IRWA, 2010
Corridor Valuation, Appraisal Institute, 2010
Yellow Book/Easements & Divided Interests, Appraisal Institute, 2010
Easement Valuation, IRWA, 2009
Appraisal Curriculum Overview-General, Appraisal Institute, 2009
Apartment Appraisal, Concepts & Applications, Appraisal Institute, 2009
Real Estate Finance, Statistics, and Valuation Modeling, Appraisal Institute, 2008
Business Practices and Ethics, Appraisal Institute, 2006, 2011, 2016, 2021
Project Development and the Environmental Process, IRWA, 2005
Bargaining Negotiations, IRWA, 2005
Principles of Real Estate Engineering, IRWA, 2004
Senior Right of Way (SR/WA) Review Course & Discipline Exams, IRWA, 2004
Pipeline Right of Way Agent Development Program, IRWA, 2004
Principles of Real Estate Negotiation, IRWA, 2004
Standards of Practice / Ethics and the ROW Profession, IRWA, 2004, 2015, 2020
USPAP, 1990, 1995, 2000, 2004, 2006, 2010, 2013, 2014, 2016, 2018, 2020, 2022, 2024
Advanced Applications, Appraisal Institute, 1995
Report Writing and Valuation Analysis, Appraisal Institute, 1994
The Appraisal of Partial Acquisitions, IRWA, 1994
Advanced Income Capitalization, Appraisal Institute, 1993
Basic Income Capitalization, Appraisal Institute, 1993
Property Descriptions, IRWA, 1993
Real Estate Appraisal Principles, Appraisal Institute, 1992
Basic Valuation Procedures, Appraisal Institute, 1992
Litigation Seminar, Appraisal Institute, 1992, 1993, 1997, 1998, 2001, 2004, 2007, 2008, 2011, 2016, 2017, 2018, 2020
Master Planned Communities: from Concept to Reality, Appraisal Institute, 1999
The Economics of Right-of-Way Appraisal, Appraisal Institute, 1999

I certify that to the best of my knowledge, the above statements are true and correct.

Respectfully submitted,



Bradford Thompson, MAI, AI-GRS, SR/WA