



Valbridge
PROPERTY ADVISORS

INDEPENDENT VALUATIONS FOR A VARIABLE WORLD



WALTER D. CARNEY, MAI
Valbridge Property Advisors |
Northern California
wcarney@valbridge.com

1530 The Alameda, Suite 100
San Jose, California 95126

Main: 408.279.1520 x7145
Direct: 408-722-9125
Fax: 408.279.3428

STATE CERTIFICATION
California

EDUCATION
A.B., Economics
A.B., International Relations
University of Southern California

www.valbridge.com

Walter D. Carney, MAI

Senior Managing Director
Valbridge Property Advisors | Northern California

MEMBERSHIPS & AFFILIATIONS

Appraisal Institute, Member

- MAI Designation, 1992

International Right of Way Association (IRWA)

- President, Chapter 42, 2000
- Board of Directors, Chapter 42, 1998-2001

APPRAISAL INSTITUTE & RELATED COURSES

Continuing education courses taken through the Appraisal Institute, other real estate organizations, and the American Bar Association.

EXPERIENCE

Valbridge Property Advisors | Northern California

- Senior Managing Director, 2013-Present

Hulberg & Associates, Inc.

- Executive Vice President, 1984-2013

Home Federal Savings and Loan of San Diego

- Senior Commercial Appraiser, 1983-1984

Mr. Carney has provided valuation services in a wide variety of complex civil litigation including real estate, land-use cases, eminent domain, inverse condemnation, estate matters, property taxation, contract disputes, partnership and corporate disputes, environmental lawsuits, professional negligence cases, construction defects, bankruptcy/creditors matters, failure to maintain, and fraud.

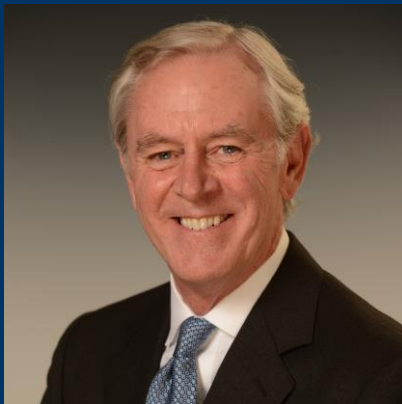
He is qualified as an expert witness in various California State Superior Courts; in U.S. District Court, San Francisco; and, in U.S. Bankruptcy Court U.S. District Court, San Jose. He is a highly experienced forensic appraiser, having provided testimony in jury and bench trials in state and federal courts. He has also testified in major arbitrations and mediations.

He is a frequent lecturer and speaker on real estate appraisal matters, including on topics presented for education and continuing education credits to professional organizations, such as the Appraisal Institute – the National Conference; Appraisal Institute – San Francisco Bay Area and Los Angeles Area chapters; International Right of Way (IRWA); the American Bar Association's Continuing Legal Education (CLE) and Eminent Domain Institute; the American Law Institute/American Bar Association (ALI-ABA); Lorman Education Services; Valbridge Property Advisors.



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EXPERIENCE, continued

Appraisal/valuation and consulting assignments include
Special Purpose: Professional/Major Leagues Sports venues – stadiums, land: MLB, MLS, NBA, NFL, NHL; airport fixed base operators, chemical/metal plating, worship facilities. Railroad and public utility corridors; trails; various right-of-way uses. Remnant (“plottage”) parcels. Wetlands and Waters of the U.S.; private and public reservoirs; open space; endangered and protected habitats; abandoned public streets. **Commercial:** office buildings, medical/dental buildings, retail buildings, shopping centers, C-stores, restaurants, hotels/lodgings, service stations, mixed-use projects, banks, auto dealerships, telecommunications, cell towers, communications facilities, truck stops, public and private schools, land. **Industrial:** light industrial; warehouse; R&D buildings; refuse and recycling facilities; asphalt and concrete mixing plants; food processing and cold storage facilities; maritime leases, maritime ship building, boat building and repair; land. **Residential:** Single-family and Multi-family: condominiums, apartments, subdivisions, mobile home parks, trailer parks, RV parks, land. **Agricultural:** livestock, ranching, farming, permanent plantings, field and row crops, farmland, open space. **Easements and Various Rights:** surface, subsurface, air, conservation, historic-façade-preservation, TDR’s (Transfer Density Rights). **Other:** fractional interest valuations, contaminated properties, feasibility studies, market studies, review appraisals. **Litigation and Support:** judge and jury trials; mediations; arbitrations.

CERTIFICATION

