

**QUALIFICATIONS OF
PATRICK D. KIRCHNER, MAI, SRA**

PROFESSIONAL AFFILIATION

MAI, SRA, Designated Member of the Appraisal Institute

Minnesota Certified General Real Property Appraiser License Number: 20049235

Wisconsin Certified General Appraiser License Number: 1514-010

Scope of Business

Appraisal • Appraisal Review • Consulting • Development Valuation and Consultation • Easement Analysis • Eminent Domain Valuation and Consulting • Feasibility Studies • Foreclosure / REO • Highest and Best Use Studies • Land Use Studies and Planning • Litigation / Litigation Support • Market Analysis • Real Estate Tax Valuation and Consulting • Relocation Appraisal and Consulting • Retrospective Valuation • Sensitivity Analysis

Real Estate Appraisal/Business Experience

Residential

Condo, Multi-Family Project (Townhouse, Condo, Etc) • Farmette (Lifestyle farm, Hobby farm) • High End Residential • Low Income and/or Affordable Housing • Mixed Use (Residential / Commercial) • Mobile Home Park • Multi-family (2-4 units) • Multi-family (5+ units) • Ranchette (Hobby) • Single Family Appraisal (Conventional, Other) • Single Family Appraisal (Relocation) • Unique Property

Commercial

Assisted Living / Skilled Care Facility / Nursing Home • Automobile Dealership • Banquet / Reception Hall • Branch Bank / Financial Building • Condominium (Office / Retail / Etc.) • Convenience Store / Service station • Day Care • Dry Cleaner • Hotel / Resort • Medical Facility / Clinic • Motel • Office Building (High Rise, over three stories) • Office Building (Low Rise, three stories or less) • Retail (Single Tenant or Free Standing) • Self Storage • Shopping Center (Local, Strip, Neighborhood, Community, Etc.) • Shopping Center (Power Center, Outlet Center, Lifestyle, Etc.) • Shopping Center

Industrial

Industrial (Heavy (Manufacturing) • Industrial (Small Office Warehouse / Mfg.) • Industrial Light (Distribution, Storage) • Research and Development Lab / Hi-Tech / Bioengineering • Truck Terminal / Hub / Transit Facility

Land

Acreage (Mixed Use) • Acreage (Non-Residential) • Acreage (Residential) • Lakeshore, Riverfront, Other Waterfront • Land, Rural • Land, Transitional • Land, Urban • Open Space / Public Park • Subdivided Land / Lot (Non-Residential) • Subdivided Land / Lot (Residential) • Subdivision (Commercial, Industrial, etc) • Subdivision (Residential) • Wetland, Swamp, Marsh

Property Rights Appraised

Access Rights • Air Rights • Fee Simple Interest • Ground Lease • Leased Fee Interest • Leasehold Interest • Life Estate • Partial Interest

Specialized Education

Advanced Applications (550) **Appraisal Institute (Successfully completed in 7/31/2006)**
Report Writing and Valuation Analysis (540) **Appraisal Institute (Successfully completed in 3/13/2001)**
Advance Sales Comparison & Cost Approaches (530) **Appraisal Institute (Successfully completed in 4/01/2006)**
Highest and Best Use/Market Analysis (520) **Appraisal Institute (Successfully completed in 10/30/2006)**
Advanced Income Capitalization (510) **Appraisal Institute (Successfully completed in 5/14/2005)**
Advanced Residential Form & Narrative Writing (500) **Appraisal Institute (Successfully completed in 12/08/2001)**
Condemnation Appraising (710) & (720) **Appraisal Institute (Successfully completed in 7/13/2001)**
Basic Income Capitalization (310) **Appraisal Institute (Successfully completed in 7/17/1999)**
7-Hour National USPAP Update Course **Appraisal Institute (Successfully completed in 8/1/2005 & 8/08/2007)**
USPAP (410) **Appraisal Institute (Successfully Completed in 3/3/2003)**
Standards & Ethics (420) Appraisal Institute (Successfully Completed in 8/6/2003)

Creighton University, B.S in Mathematics 1986

Business Experience

The Dascher Company, Inc. – Commercial/Residential Appraiser 12/01/1999 to Present
J.C. Norby & Associates – Commercial Appraiser January 2006 – To Present
Schulte & Company - Residential/Commercial Appraiser 06/01/1997 to Present