

RE♦SOLVE

Real Estate Appraisal, Counseling & Mediation

STEPHEN L. SHAPIRO, MAI

Stephen Shapiro graduated in June 1986 from the University of Washington in Seattle, Washington. He was awarded an Honors Degree as Bachelor of the Arts in Communications with a major in Journalism and a minor in Economics. Since that time he has worked as a writer, editor and research consultant specializing in land and marine resource issues. Mr. Shapiro was asked to join the firm of **Wronsky, Gibbons & Riely** in March of 1999 by Anthony Gibbons. In July of 1999 Mr. Gibbons formed Anthony Philip Gibbons PLLC, doing business under the new company name of **RE♦SOLVE** – a company providing Real Estate Appraisal, Counseling and Mediation services. Mr. Shapiro joined Mr. Gibbons in his company at that time.

In his capacity as an appraiser for **Wronsky, Gibbons & Riely** and **RE♦SOLVE**, Mr. Shapiro has developed a broad range of experience over a wide variety of property types. Appraisals have been performed on office and industrial buildings; commercial and industrial land; residential subdivision property; natural resource and habitat land, including timberland and wetland property; and high-end estate homes. In addition, he has provided mediation and expert witness services for legal purposes.

Mr. Shapiro is licensed as a certified general real estate appraiser by the State of Washington (license no. 1101561) and is listed on the Washington State Department of Transportation's Approved List of Appraisers and Reviewers. He was awarded the highly regarded MAI designation of the Appraisal Institute in June 2006 (member no. 12394). He has successfully completed the following Appraisal Institute courses, as well as numerous additional professional seminars:

- Appraisal Principles
- Appraisal Procedures
- Standards of Professional Appraisal Practice, Parts A and B
- Highest and Best Use and Market Analysis
- Basic Income Capitalization
- General Applications
- Advanced Sales Comparison and Cost Approaches
- Report Writing and Valuation Analysis
- Advanced Applications
- Advanced Income Capitalization
- Uniform Appraisal Standards for Federal Land Acquisitions
- Condemnation Appraising: Advanced Topics and Applications

Mr. Shapiro has performed appraisal services for a wide variety of clients, and a brief client list follows.

- City of Bainbridge Island
- WA State Dept. of Natural Resources
- Bainbridge Island Parks and Recreation
- Group Health Cooperative of Puget Sound
- Port of Seattle
- Cascade Land Conservancy
- U.S. Forest Service
- NC Power Systems Co.
- City University
- Trust For Public Land
- Bainbridge Island Land Trust
- The Mark A. Robinson Trusts
- Commerce Bank
- First American Title Insurance Co.
- Tulalip Tribes
- Tousley Brain Stephens PLLC
- Ryan, Swanson and Cleveland, PLLC
- Pope Resources, Inc.
- Hockett & Olsen Brothers, Inc.
- Great Peninsula Conservancy
- Central Kitsap School District
- Riddell Williams P.S.
- Whidbey Camano Land Trust
- Michael A. Goldfarb Law Office
- Lawler Burroughs & Baker, P.C.
- Harnish Group, Inc
- Development Services of America
- Preston Gates & Ellis LLP
- Pacific Investment Co.
- Column Financial
- GVA Kidder Mathews
- American Marine Bank
- Batavia Holdings LLC
- Kinzer Real Estate Services
- Knowles/Turner Real Estate Group
- Warren G. Harding Temple Board Assoc.
- GEM1 LLC
- Kitsap County Dept. of Public Works
- Washington State Parks Commission
- Livengood, Fitzgerald & Alskog PLLC
- American Eagle Communities
- McGavick Graves Attorneys at Law
- Wal-Mart
- Black Equities Group LTD
- Transnation Title Insurance Co.
- The Ketcham Family
- City of Burien
- Open Space Resources
- Kitsap Conservation District
- Lawyers Title Insurance Corp.
- Kitsap County Dept. Parks and Recreation
- McCormick Land Company
- Trammell Crow Co.
- Pike Place Market PDA
- City of Edmonds Parks and Recreation
- WA State Department of Transportation
- MacMillan-Piper, Inc.
- Port of Allyn
- Pacific Medical Center and Clinics
- Commonwealth Land Title Insurance
- Port Gamble S'Killallam Tribe
- Madison Ave Real Estate, LLC
- Kitsap County Dept. of Admin. Services
- Olympic Property Group
- Prosperity Treatment Center
- Old Republic Title Co.
- Cullen Law Office LLP
- Port of Olympia
- Washington First International Bank
- Rogers Deutsch & Turner
- Frontier Bank
- Credit Suisse First Boston
- The Mountaineers
- Bainbridge Public Library
- GMAC Commercial Mortgage
- Farm Bureau Life Insurance Co.
- Starbucks
- Seattle Automotive Dist., Inc.
- Pacific Northwest Title Insurance Co.
- WA State Office of the Attorney General
- Aoki Sakamoto and Grant LLP
- AnMarCo
- King Count Dept. Natural Resources & Parks
- Montgomery Purdue Blankinship & Austin PLLC
- Ogden Murphy Wallace PLLC
- Puget Sound Energy
- Kenyon P. Kellogg, Attorney at Law
- Mundt MacGregor PLLC

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June 25, 2008

EXPERT TESTIMONY & LITIGATION SUPPORT

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Mr. Shapiro has served as an expert witness or provided litigation support in the following cases.

<u>Date</u>	<u>Proceeding</u>	<u>Client</u>
October 2005	Sound Transit vs. TeGantvoort Provided expert testimony in Washington Superior Court, Pierce County	Paul TeGantvoort
March 2006	Sound Transit vs. Hoang Provided mediation services	Denise Tran , Atty: Aoki Sakamoto and Grant LLP
June 2006	WA State Dept Transportation vs. Coffey Provided mediation services	Douglas Shaftel, Atty: WA State Attorney General's Office
August 2006	IRS vs. Laws Provided mediation services	James Minorchio, Atty: Riddell Williams P.S.
January 2007	WA State Dept Transportation vs. Coffey Provided expert testimony in Washington Superior Court, Whatcom County	Douglas Shaftel, Atty: WA State Attorney General's Office
June 2007	Fox vs. John L. Scott Deposed as expert witness	Michael Babcock, Atty: Schiffrin Olson Schlemlein & Hopkins
July 2007	Jurkovich vs. Island County Hospital Deposed as expert witness	James Haney, Atty: Ogden Murphy Wallace PLLC
November 2007	Puget Sound Energy vs. Kirchhofer Provided mediation services	Philip Havers , Atty: Buskirk Havers Lindsay Olsen PLLC
April 2008	WSDOT vs. AnMarCo Deposed as expert witness	James Fitzgerald , Atty: Livengood, Fitzgerald & Alskog PLLC

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The following have used Mr. Shapiro for real estate related services.

- Patricia Powell
Whidbey Camano Land Trust
(360) 222-3310
- Robert McGinley
Kitsap County Department of Public Works
(360) 337-5777
- Gregory Richards
Washington State Department of Natural Resources
(360) 902-1617
- Heber Kennedy
Port of Olympia
(360) 528-8070
- Rick Fackler
Kitsap County Department of Facilities, Parks & Recreation
(206) 380-5549
- Douglas Shaftel
Washington State Attorney General's Office
(360) 753-1614
- Erik Steffens
Cascade Land Conservancy
(206) 292-5907
- Richard Best
Central Kitsap County School District
(360) 662-8275
- Jude Barrett
Port of Seattle
(206) 439-5115
- Michael Babcock
Schiffirin Olson Schlemlein & Hopkins
(206) 760-8201
- James Haney
Odgen Murphy Wallace PLLC (206) 749-0500
(206) 447-7000