



**R.P. Hubbell and Company, Inc.**  
*Market Analysts and Real Estate Appraisers*

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**MAIN OFFICE**

3 Neptune Road, S-400 • Poughkeepsie, NY 12601  
(845) 454-6525 • (845) 454-6359 (F)

**NORTHERN NEW YORK OFFICE**

Chazy, NY 12921  
(518) 846-3322

[www.rphubb.com](http://www.rphubb.com)

Federal Tax ID 14-1811274



R. PETERS HUBBELL, JR., MAI  
GRANT P. ACKERLY, MAI, CCIM

State Certified General Appraiser  
ANDREW WARD  
ANGELO LALLIS  
GORDON CASEMENT  
DAVID MEYERS

State Certified Residential Appraiser  
CHARLES F. CARNELL

February 3, 2015

Greg Quinn

[ghquinn@currents.com](mailto:ghquinn@currents.com)

Dear Mr. Quinn:

R.P. Hubbell and Company, Inc. is a full service real estate appraisal and counseling company. Founded in 1996, R. P. Hubbell and Company, Inc. seeks to provide the most comprehensive real estate appraisal and consulting services in the Hudson Valley. Since our inception, our company has grown into one of the largest commercial appraisal companies in the Hudson Valley. The firm's principals, R. Peters Hubbell, Jr., MAI, and Grant P. Ackerly, MAI, CCIM bring over 40 years of appraisal experience. Using the most current valuation methodologies and utilizing high tech software tools including the latest GIS programs, graphic report generation, and office applications; R.P. Hubbell and Company, Inc. is committed to bringing our clients the most professional presentations. Focusing on effective communication from the initial engagement, outlining of the scope of work to defining the use and purpose of the appraisal, our clients can be certain that the report will satisfy their needs and be delivered in a timely manner. We are constantly updating our technology to offer the most progressive and timely products in traditional and electronic formats to web based delivery and pick up. Our trained staff is committed to listening and working with our clients to ensure that informed financial decisions are made.

Mr. Hubbell has 30 plus years in the appraisal profession, forming the firm after serving

for 12 years with a regional commercial appraisal company. He is an MAI of the Appraisal Institute, candidate member of the American Society of Farm Managers and Rural Appraisers and a member of the New York State Society of Appraisers. R.P. Hubbell and Company, Inc. is knowledgeable in all markets from Westchester to Canadian border. Mr. Ackerly has over 12 years in the appraisal profession and is responsible for managing a team of commercial appraisers and analysts, all facets of the appraisal function including reporting and review and new business development. He is an MAI of the Appraisal Institute and holds the CCIM designation. Mr. Ackerly is actively involved in the Mid-Hudson Chapter of the Appraisal Institute, serving as Vice President since 2013.

### **Vendor Information**

Corporate Name: R. P. Hubbell and Company, Inc.  
Corporate Address: 3 Neptune Road, S-400, Poughkeepsie, NY 12601  
Contact 1: R. Peters Hubbell, Jr.  
Contact 2: Grant P. Ackerly  
Tax Identification: 14-1811274  
DUNNS Number: 007881071  
Years in Business: 18  
Company size: 10 employees  
Satellite Offices: Northern New York Office: Chazy, NY  
Telephone numbers:  
Corporate office: (o) 845-454-6525 (f) 845-454-6359  
Chazy office: (o) 518-846-3322

### **Appraisal & Analysis**

Our spectrum of valuation services range from:

- Acquisitions and Divestitures
- Asset based valuation for refinance and recapitalizations
- Business Valuations
- Conservation Easements and land Planning
- Estates, Estate Planning and Probate
- Feasibility and Market Studies for affordable housing
- Investments Real Estate
- Property Tax Consultations

### **Business Segments**

Our experience is diverse, covering a variety of projects from commercial, industrial, and agricultural properties, along with other key industry sectors.

- Environmental Agencies
- Historical Properties
- Hospitality, Leisure and Recreational Properties

- Institutional
- Land and Agricultural Uses
- Land Trusts
- Federal & State Agencies
- Office and Retail Properties
- Residential Sub-division and Developments
- Specialty and Special Purpose Properties

### **Representative Clients**

Over the years, property valuation services have been provided to both public and private sector clients.

- Accountants
- Assessor and Revenue Agencies
- Attorneys
- Corporations
- Developers
- Educational Institutions
- Financial Institutions
- Government and Municipalities
- Insurance Companies
- Land Conservation Groups
- Mortgage Bankers and Brokers
- Public Agencies/Institutions
- Non-Profit Agencies

Municipalities/Towns/Clients we've worked for: New York State DOT, DEC, OPRHP, Dormitory Authority, Dept. of Ag & Markets; New York City DEP; Metropolitan Transportation Authority; Towns of Red Hook, Pleasant Valley, Rhinebeck, New Paltz and Ramapo; City of Poughkeepsie, Modjesky and Masters engineers, Hudson Valley Engineering; Dutchess County Dept. of Planning, Dept. of Public Works, Rockland County, US Dept. of Interior Fish and Wildlife Service, and Dept. of Agriculture.



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GORDON CASEMENT  
DAVID MEYERS

State Certified Residential Appraiser  
CHARLES F. CARNELL

**QUALIFICATIONS OF  
R. PETERS HUBBELL, JR.**

**PROFESSIONAL DESIGNATIONS:**

MAI – Appraisal Institute

**CERTIFICATIONS and LICENSES:**

Certified General Real Estate Appraiser: New York State No. 46-3185  
Certified General Real Estate Appraiser: State of Vermont No. 080-0000258  
Certified General Real Estate Appraiser: Commonwealth of Massachusetts No. 103606  
Certified General Real Estate Appraiser: State of New Hampshire No. 854  
Qualified General Real Estate Appraiser for New York State and State of Connecticut  
Departments of Transportation  
Certificate of Completion: Valuation of Conservation Easement Certificate Program;  
May 12-16, 2008

**MEMBERSHIPS:**

Appraisal Institute, Member #09808, awarded January 1993; Past President of Mid – Hudson  
Chapter, past Education Chairman  
American Society of Farm Managers and Rural Appraisers; Associate Member  
New York State Society of Real Estate Appraisers  
National Council of Affordable Housing Market Analysts (NCAHMA)

**GOVERNMENTAL AGENCY APPROVALS:**

New York State Division of Housing and Community Renewal – Qualified Market Analyst

**EMPLOYMENT:**

Chairman and C.E.O.: **R P HUBBELL and COMPANY, INC.**; Independent Fee Appraiser: Real  
Estate appraisals and counseling.

Staff Appraiser, **L.T. BOOKHOUT, INC.**, a real estate firm specializing in consultation, appraisal  
and market feasibility studies, 1987 to 1996

Loan Officer, Appraiser, Branch Manager, **FARM CREDIT SERVICE** – Springfield District, 1980-  
1997

**INSTRUCTOR:**

Former Associate Instructor; Appraisal Institute, certified for *Appraisal Principles, Basic Appraisal Procedures and Residential Market Analysis and Highest and Best Use*.  
Adjunct Instructor; Marist College and Dutchess Community College, School of Adult Education: *Real Estate Appraisal Module*, 1990, 1991, 1992

**SMALL CLAIMS ASSESSMENT REVIEW OFFICER:**

State of New York Unified Court System Third Judicial District

**SEMINAR PRESENTATIONS:**

"Preserving the Family Farm and Your Equity," Dutchess County Cooperative Extension, February 1989

"Conserving Our Tax Base," Dutchess/Ulster Assessors Assoc., May 1991

"Basic Commercial Valuation Techniques," New York State Assessors' Assoc., October 1992

**EDUCATION:**

**CORNELL UNIVERSITY** – Ithaca, New York – B.S. Agricultural Economics

**SYRACUSE UNIVERSITY** – Syracuse, New York – course work in MBA program

**APPRAISAL COURSES ATTENDED AND COMPLETED –**

**Appraisal Institute:** *Standards of Professional Practice, Part B*, 1991 and *Part C*, 1997; *Advanced Income Capitalization, Course 510*, 1993; *Litigation Valuation Overview, Course 700*, 1997; *Standards of Professional Practice, Part C*, 2002; *Instructor Leadership & Development Conference*, 2004;

**Society of Real Estate Appraisers:** Course 102, *Applied Residential Property Valuation*, 1988; Course 201, *Principles of Income Property Appraising*, 1989; Course 202, *Applied Income Property Valuation*, 1989; *Standards of Professional Practice, Part A*, 1990

**Federal Land Bank:** *Intermediate Appraisal Skills*, 1986

**APPRAISAL EXAMINATIONS CHALLENGED AND/OR PASSED –**

**Society of Real Estate Appraisers:** *Introduction to Appraising Real Property*, Course 101, 1987

**CONTINUING EDUCATION –**

Following seminars successfully completed:

**Appraisal Institute:** "Discounted Cash Flow Analysis", 1992; "Understanding Limited Appraisals – General," 1994; "Special – Purpose Properties", 1996; "New Industrial Valuation", 1997; "Eminent Domain and Condemnation Appraising", 1998; "Detrimental Conditions", 1998; "Eminent Domain & Condemnation", 1999; "Regression Analysis in Appraisal", 1999; "Case Studies in Commercial Highest and Best Use", 2000; "Appraisal of Local Retail Properties", 2001; "Dynamics of Office Building Valuation", 2001; "Feasibility Analysis, Market Value & Investment Timing", 2002; "Standards of Professional Practice, Part C", 2002; "Scope of Work: Expanding Your Range of Services", 2003; "Mathematically Modeling Real Data", 2004; "Subdivision Valuation: A Comprehensive Guide to Valuing Improved Subdivisions", 2005; "Market Analysis and the Site to Do Business", 2005; "15 Hour USPAP Course with exam", 2005; "2006 Changes to USPAP"; "Valuation & Litigation Services SIG", 2006; "Appraisal Curriculum

Overview”, 2009; “7 Hour USPAP Course”, 2005, 2009 and 2011; “Feasibility, Market Value, Investment Timing: Option Value”, 2009; “Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets”, April 2012; “Commercial Bankruptcy, Workouts and the Valuation Process”, April 2013; 7-Hour USPAP Update Course”, May 2013

**American Society of Farm Managers and Rural Appraisal (ASFMRA):** “Conservation Easement Valuation & Case Studies”, April 2006; “Yellow Book, Uniform Appraisal Standards for Federal Land Acquisition”, September 2006; “Valuation of Conservation Easement Certificate Program”, May 2008; “Wind Power” seminar, May 2011; “Large Dairy Appraisal Seminar”, May 2011; “Intro to Vineyard and Winery Valuation”, May 2013

**Society of Real Estate Appraisers:** Professional Practice, 1998; Uniform Commercial and Industrial Appraisal Report, 1989; Advanced Demonstration Appraisal Report Workshop 1990;

**Whitmer Seminars:** Comprehensive Appraisal Workshop, Parts A & B, July 1991; “Attacking and Defending an Appraisal in Litigation”, September 2011

**Marist College:** Clean Water Act 1997; Real Estate Salesperson Course, 1988

**Other:** Realtors Land Institute: “Timberland Evaluation & Analysis”, 2000; Lorman Education Services: “Real Estate Litigation in New York”, 2002 “Conducting an Effective Cross –Examination in New York”, 2002

**APPRAISAL CLIENTS (partial listing):  
Corporations and Business Entities**

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1st Westchester Capital Group	Gray Engineering
ADM Milling Co.	Greig Farm
Adriance Library	Highways Displays, Inc.
Agway, Inc.	Hudson Valley Farms, Inc.
Akindale Farms	I.L. Richer Co., Inc
Amerada Hess Corp.	IBM Corp.
Andreas Holding	James Burns International
Astor Home for Children	Jim Waters Corp.
Audia Motors	John Aborio, Inc.
Avis Rent-A-Car, Inc.	Kingston Hospital Foundation
Banta Management	Kitchen Cabinet Company
Bldg. Assoc.	KMPG – Peat Marwick
Brown & Sharpe Manufacturing	Konover Associates, Inc.
Carlisle Companies, Inc.	LaidLaw Transportation Inc.
Chemical Executive Relocations	McDonalds Corporation
Clermont Farms, Ltd.	MacIntosh Farms
Condor Motors	Maranatha Human Services Inc.
Conklin Instruments	Marshall & Sterling
Country Lands Management Inc	Mashomac Fish and Game Club
Courtland Partners	Merchants Press
Creative Originals Inc	Millbrook Merchants
Crown Northcorp	Millbrook Vineyards
Cuney Properties, Inc.	Millenium III Investors
Do-It-Best Cooperative	Milroy Cars, Inc.
Farm Country Investments.	Minolta Advance Technology, Inc.
Fehr Bros. Inc.	Northern Dutchess Medical/Dental

Plasmaco, Inc  
Pyramid Companies, Inc  
Quadrelle Realty  
Red Hook Farmers Co-op Inc.  
Red Hook Land Corp.  
Rehabilitation Programs Inc.  
Rokeby Preserve  
Services, Inc.  
Shekomeko Village Corporation  
Sheldrake Organization  
Situs Realty Services, Inc.  
St. Francis Hospital  
Stuart Property Corp.

Tara Motors, Inc.  
Tivoli Farms  
Torloc Development, Inc  
Vibar Farms  
Strategic Property Advisors  
Ulster Scientific, Inc  
Ulster ARC  
Weathersfield Farm  
Ziff Brothers Investments

Government Agencies

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**United States of America**

National Park Service  
Postal Service  
Department of Agriculture  
Department of Interior  
Federal Deposit Insurance Corp.

**State of Connecticut**

Department of Transportation

**Commonwealth of Massachusetts**

Town of Lenox

**State of New York**

Department of Environmental Conservation  
Office of Mental Retardation and Developmental Disabilities  
Industrial Development Authority  
Department of Transportation  
Office of Parks, Recreation & Historical Preservation  
Department of Agriculture and Markets

**City of New York**

NYC Department of Environmental Protection

**County of Clinton**

Department of Planning  
Social Services  
County Attorney's Office  
Town of: Northeast, Pine Plains, Red Hook, Lagrange, Amenia, Washington,  
Poughkeepsie

Government Agencies

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**County of Dutchess**

Dept/Agency: Resource Recovery Agency,  
Department of Planning  
Department of Public Works  
Industrial Development Authority

**County of Greene**

Town of Hunter

**County of Orange**

Towns of Warwick, Montgomery

**County of Rockland**

County Executive's Office

**County of Ulster**

Dept/Agency: Resource Recovery Agency, Dept of Planning  
Towns of: Lloyd, Marlborough, New Paltz

**Courts**

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City of Kingston Zoning Board  
Columbia County Supreme Court  
Dutchess County Supreme Court  
New York Court of Claims  
New York State Superior Court 9<sup>th</sup> Judicial Dist.

Southern District of New York  
Town of Milan Zoning Board of  
Town of Northeast Zoning Board  
Ulster County Supreme Court  
United States District Court

**Financial Institutions**

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American Modular Mortgage  
Apex Mortgage Corp.  
Bank Leumi  
Bank of America  
Bank of Boston  
Bank of New York  
Barclays Bank  
Beacon Federal Savings Bank  
Berkshire County Savings Bank  
California Federal Savings and Loan  
Capital Impact Corp.  
Catskill Savings Bank  
CBT/Bank of New England  
Chemical Bank  
Citibank  
Citibank NA  
City Trust Bank, Bridgeport, CT  
Delta Funding  
East New York Savings Bank  
Ellenville National Bank  
Empire of America S.L.A.  
Farm Credit, ACA  
Federal Land Bank  
First National Bank  
First National Bank of Highland  
First National Bank of Rhinebeck

First National Bank of the Hudson Valley  
First Union Bank  
Fishkill National Bank  
Fleet Bank  
Fleet Credit Corp. Fleet Norstar Bank  
Flushing Savings Bank  
Freddie Mac  
Greenwich Capital Markets  
Guardhill Financial  
Horizon National Bank  
Hudson United Bank  
Hudson Valley Bank  
Island Federal Mortgage  
Key Bank NA  
Key Bank of Maine  
M and T Bank  
Mahopac National Bank  
Marine Midland National Bank  
Mid-Hudson Savings Bank  
National Bank & Trust Company  
New York State Urban Development Corp.  
Nomura Asset Capital Corp.  
Parallel Commercial Capital Corp.  
People's Westchester Savings  
Poughkeepsie Savings Bank  
Premiere National Bank

Production Credit Associations  
Rhinebeck Savings Bank  
Riverside Bank  
Sovereign Bank  
Stissing National Bank

The Resolution Trust Corp.  
The Savings Bank of Utica  
Troy Savings Bank  
Union Savings Bank  
Union State Bank

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**Institutional/Educational**

Bard College  
Cornell University  
Hyde Park Central Schools  
Pine Plains Central Schools  
Red Hook Central Schools  
Vassar College

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**Religious**

Fishkill Baptist Church  
Marist Fathers Novitiate  
Red Hook Assembly of God  
Unification Theological Seminary  
Jehovah's Witnesses

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**Charitable**

Jane Nuhn Foundation  
Dyson Foundation

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**Land Conservation Groups**

Adirondack Land Trust/Nature Conservancy	Housatonic Valley Association	Rondout Valley Land Conservancy
Agricultural Stewardship Association	Hudson Highlands Land Trust	Scenic Hudson Inc. Trust for Public Lands
American Farm Land Trust	Lake George Basin Land Conservancy	Vermont Land Trust / Vermont Housing & Conservation Board
Berkshire County Land Trust	Mohonk Preserve	Winnakee Land Trust
Columbia Land Conservancy Conservation Fund	Nature Conservancy	
Dutchess Land Conservancy	Open Space Institute	

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**APPRAISAL ASSIGNMENTS:**
**Agri-Business Properties**

Fruit storage and processing and packing Facilities  
Regional feed mills  
Veal Slaughter and packing plants  
Wineries

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**Community Services**

Private Water Companies  
Sheltered workshops/administrative offices  
Integrated Poultry operations

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**Environmental Risks**

Stigma on Residential Properties  
Shopping Centers with on-site contamination  
Impact of on-site contamination to retail & vacant commercial properties

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**Agricultural and County Estate Properties**

Crop Farms	Orange County Muck farms
Dairy Farms (including 1200+ cow facilities)	Orchards
Equine estates	Private game preserves
Equine training centers	Purchase and donation of Development Rights
Forest tracts	Thoroughbred horse breeding farms
Fruit Farms	Vineyards
Goat Farm w/milk processing plant	Integrated Layer facilities
Livestock farms	
Nursery/greenhouse/garden centers	

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**Commercial and Industrial Properties**

Automobile sales and service centers	Central warehouses
Banks, branch and full service	Community/neighborhood shopping centers

Delicatessens  
Distribution warehouses  
Energy distribution centers  
Fast food restaurants  
Flour Milling  
Funeral Homes  
Golf Courses  
Hotel/Motels  
Industrial Parks  
Light industrial flex buildings  
Manufacturing facilities  
Medical office buildings  
Multi-story office buildings  
Neighborhood shopping centers

Office Parks  
Outlet Mills  
Petroleum Tank Farm  
R.V. Campgrounds  
Restaurants (fast food & full service)  
Retail Strip centers  
Retail/Office centers  
Self Storage warehouses  
Strip Commercial centers  
Supermarkets  
Timeshare/resort developments  
Tire and alignment shops  
Trucking Terminals

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**Residential Properties**

2-4 Family Residences  
Adult Rest Homes  
Condominium Projects  
Country Estates  
Country Home and Mini-Estates  
Farm Land development rights  
Garden Apartments  
HUD "Mark to Market rent studies"  
Detrimental impact studies on: cell towers, car washes and adjacent commercial uses

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**Market Studies**

Low-rise Apartment Buildings  
Multi-Family Residences  
Nursing Homes  
Public Housing Projects  
Residential condo/town-home developments  
Single Family Residences  
Subdivision Developments  
Town House Projects

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**Property Rights Appraised**

Development rights  
Fee Simple  
Lease Fee/Lease Hold  
Lease Hold Interest  
Partial Interest – Conservation Easements for non-cash Charitable Donations

**Vacant Land, including:**

Agricultural  
Commercial  
Industrial  
Multi-family residential  
Single-family residential

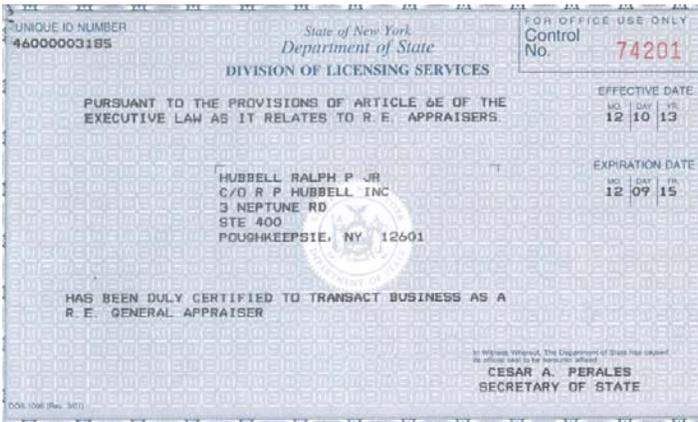
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**Tax Certiorari;** performed analysis of commercial, industrial and residential properties.

**Attorneys and Individuals have been served in the USA and Canada.**

**Valuation of Business:** retail/farm supply, industrial laundry.

### New York Appraiser License



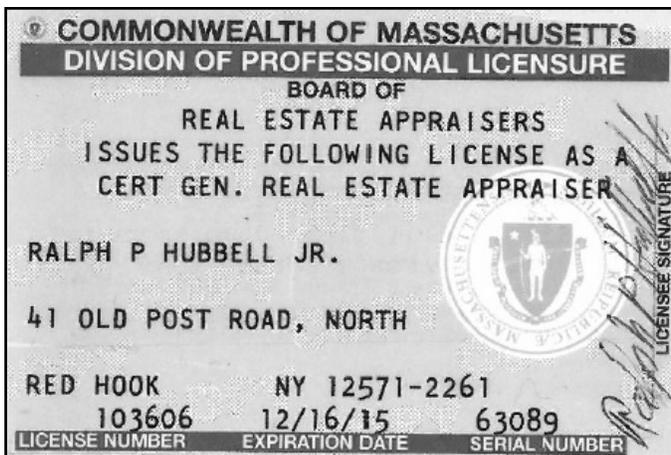
New York Appraiser License



New Hampshire Appraiser License



Vermont Appraiser License



Massachusetts Appraiser License



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GORDON CASEMENT  
DAVID MEYERS

State Certified Residential Appraiser  
CHARLES F. CARNELL

**QUALIFICATIONS OF  
GRANT ACKERLY**

**PROFESSIONAL DESIGNATIONS**

MAI - Appraisal Institute  
CCIM - Certified Commercial Investment Member; CCIM Institute

**CERTIFICATION and LICENSES**

New York State Certified General Real Estate Appraiser No. 46000046551  
Qualified General Real Estate Appraiser for NYS Department of Transportation  
Qualified New York State Real Estate Appraisal Instructor  
Connecticut Certified General Real Estate Appraiser No. RCG.0001232  
Approved Affordable Housing Market Analyst: New York State

**MEMBERSHIPS**

Appraisal Institute, member #445564, awarded September 18, 2003  
Mid-Hudson Chapter of the Appraisal Institute: Board of Directors 2008-2010; Treasurer 2011-2012; current Vice President  
CCIM, member #19121, awarded April 15, 2011  
Campground Owners of New York  
Northeast Campground Association  
Pennsylvania Campground Owners Association  
National Association of RV Parks and Campgrounds  
New York State Association of Affordable Housing  
National Housing and Rehabilitation Association  
National Council of Affordable Housing Market Analysts  
New York State Association of Realtors  
National Association of Realtors

**GENERAL EDUCATION:**

State University of New York at New Paltz, B.A. Economics

**PROFESSIONAL EDUCATION:**

**Appraisal Institute:**

Module Level One: *Appraisal Principles, Course 110, 2003; Appraisal Procedures, Course 120, 2003; Uniform Standards of Professional Appraisal Practice, Course 410, 2003; Basic Income*

*Capitalization, Course 310; 2003; AQ-1, Fair Housing, Fair Lending and Environmental Issues, 2003*

*Module Level Two: Business Practices and Ethics, Course 420, 2003; Advanced Income Capitalization, Course 510; 2004; Highest and Best Use and Market Analysis, Course 520, 2005; Advanced Cost and Sales, Course 530, 2005; Report Writing and Valuation Analysis, Course 540, 2005; Advanced Applications, Course 550, 2006*

Seminars attended:

*Evaluating Commercial Construction, 2004, Appraisal Institute;*

Continuing Education:

*Hotel valuation, 2008, GIS Applications, 2008; Appraisal Institute; "The Discounted Cash Flow Model, 2009, Appraisal Institute; "Site use and Valuation Analysis", 2010; "Commercial Appraisal Engagement and Review", 2012; "Fundamentals of separating Real Property, Personal Property and Intangible Value.", 2012, "Condemnation Appraising: Principles & Applications", 2012*

**CCIM Institute:**

*C101: Financial Analysis for Commercial Investment Real Estate Analysis: 2009*

*C102: Market Analysis for Commercial Investment Real Estate: 2010*

*C103: User Decision Analysis for Commercial Investment Real Estate: 2010*

*C104: Investment Analysis for Commercial Real Estate: 2011*

**PROFESSIONAL EXPERIENCE**

**President, R.P. Hubbell and Company, Inc.**

Since 2003, engaged exclusively in the appraisal of real estate. Responsible for managing the commercial appraisal operation from new business development and retention, mentoring and guidance and report preparation and review.

**Founder, Campground Valuation:** National Appraisal Company dedicated to the RV Park and Campground Industry

**APPRAISAL CLIENTS:**

**Corporation and Business Entities**

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Amerada Hess Corporation  
Arris Contracting Inc.  
Gasland Petroleum, Inc.  
Hudson River Community Health  
IBM Corporation  
James Burns International  
Jim Waters Corporation  
John Aborio, Inc.  
Kitchen Cabinet Company  
KMPG – Peat Marwick  
Marshall & Sterling  
McLean Ford

Mountco Construction  
Quadrelle Realty  
Shingebiss Associates, Inc.  
St. Francis Hospital  
Ulster ARC  
Ulster Scientific, Inc.  
Vassar Brothers Medical Center  
Verbank Hunting and Fishing Club  
Vibar Farms  
Weathersfield Farm  
Westage Corporation  
Ziff Brothers Investments

**Government Agencies**

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**United States of America**

Federal Deposit Insurance Corporation  
Department of Veterans Affairs

Office of Mental Retardation and  
Developmental Disabilities  
Department of Transportation  
Office of Parks, Recreation & Historical  
Preservation  
Dormitory Authority

**State of New York**

Department of Environmental Conservation

**City of New York**

NYC Department of Environmental  
Protection

**County of Orange**

City of Newburgh  
Towns of Warwick

**County of Dutchess**

City of beacon  
City of Poughkeepsie  
Town of Northeast  
Town of Wappinger

**County of Rockland**

County Executive's Office  
Palisades interstate Park Commission  
Town of Ramapo

**County of Ulster**

Department of Planning

**Financial Institutions**

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Abacus Federal Savings Bank	Citizens Financial Group CU Business Capital, LLC Empire State Bank	Park Avenue Bank Park National Bank Rhinebeck Bank
Abacus Federal Savings Bank	Fairfield Financial Group First Niagara Bank	Riverside Bank Rockland Mortgage
Apex Mortgage Apex Mortgage Corp.	Flushing Savings Bank Greenwich Capital	Rondout Savings Bank Salisbury Bank & Trust Company
Bank of America Bank of Millbrook Bank of New York	Hudson Valley Bank Hudson Valley FCU Key Bank NA	Stissing National Bank Tuthill Finance Union State Bank
BBCN Bank Berkshire Bank Capital One Bank	Libertypointe Bank M&T Bank Mahopac National Bank	Walden Savings Bank Wallkill Valley Federal Savings and Loan
Catskill Hudson Bank Citibank NA Citizens Bank	Metropolitan National Mid-Hudson Valley FCU Optimal Lender Solutions	

**Institutional/Educational/Religious**

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Poughkeepsie Rural Cemetery  
Temple Beth Elohim  
The Beacon Institute  
University Settlement Society

**Land Conservation Groups**

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Mohonk Preserve  
Open Space Institute  
Scenic Hudson Inc.

**Attorneys and Individuals have been served in the USA**

## APPRAISAL ASSIGNMENTS:

### **Commercial and Industrial Properties – Specializing in RV Parks and Campgrounds**

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Automobile sales and service centers	Manufacturing facilities
Bungalow Colonies	Medical office buildings
Banks, branch and full service	Multi-story office buildings
Camps, Day Camps	Neighborhood shopping centers
Central warehouses	Office Parks
Community/neighborhood shopping centers	Petroleum Tank Farm
Delicatessens	Planned Unit Developments
Distribution warehouses	R.V. Park and Campgrounds
Fast food restaurants	Restaurants (fast food & full service)
Funeral Homes	Retail Strip centers
Golf Courses	Retail/Office centers
Hotel/Motels	Self Storage warehouses
Institutional – schools, hospitals	Strip Commercial centers
Industrial Parks	Supermarkets
Light industrial flex buildings	Tire and alignment shops

### **Residential Properties**

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2-4 Family Residences	Garden Apartments
Adult Rest Homes	Multi-Family Residences
Apartment Buildings	Public Housing Projects
Bed and Breakfast operations	Single Family Residences
Boarding houses	Subdivision Developments
	Townhouses

### **Agriculture**

Farmland

### **Market Studies**

Adaptive Re-use  
Condominium projects  
Mixed-use

### **Rent Studies**

Administrative offices  
Class A-B office space  
Dayhab clinics

### **Property Rights Appraised**

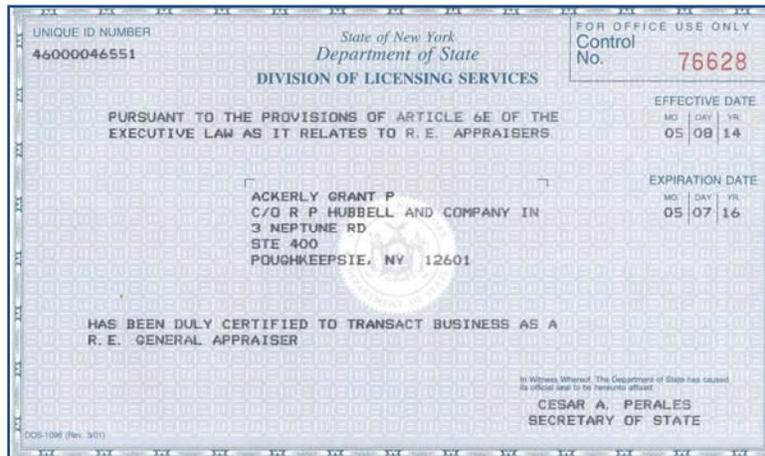
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Fee Simple  
Lease Fee/Lease Hold  
Lease Hold Interest  
Partial Interest – Conservation Easements for Charitable deductions

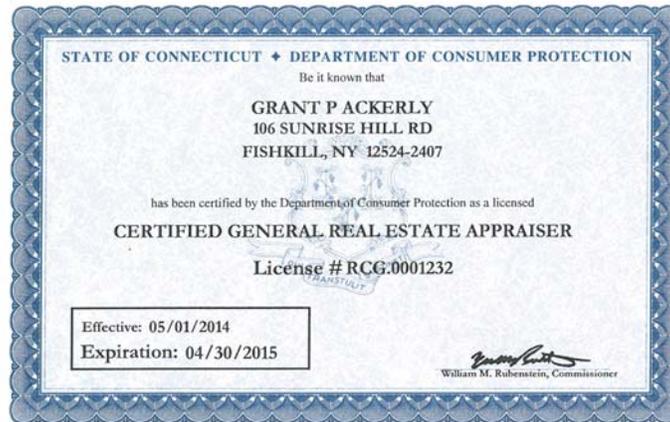
### **Vacant Land, including:**

Industrial  
Commercial  
Agricultural  
Multi-family residential  
Single-family residential

**Tax Certiorari;** analysis of commercial, industrial and residential properties



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