

QUALIFICATIONS OF TYLER N. BAIRD

PROFESSIONAL BACKGROUND

Mr. Baird is an appraiser and economist with experience in valuation and diminution-in-value issues in real estate. Diminution issues include environmental contamination, construction defects, eminent domain, soil or geotechnical construction conditions, natural disasters, and tragedy, among others. He is licensed in multiple states and has been designated as an expert.

EDUCATION

Graduate Studies: Tiffin University - MBA Studies, General Management

Undergraduate Studies: Marylhurst University - BS Degree, Real Estate

Undergraduate Studies: Saddleback College - AS Studies, Real Estate Appraisal

Professional Studies: Appraisal Institute Courses

Basic Appraisal Principles

Basic Appraisal Procedures

Real Estate Finance, Statistics, and Valuation Modeling

General Appraiser Market Analysis and Highest and Best Use

General Appraiser Sales Comparison Approach

General Appraiser Site Valuation and Cost Approach

General Appraiser Income Approach/Part I

General Appraiser Income Approach/Part II

General Appraiser Report Writing and Case Studies

Advanced Income Capitalization

Advanced Concepts and Case Studies

Professional Studies: International Right of Way Association Courses

The Valuation of Environmentally Contaminated Real Estate

LICENSES AND MEMBERSHIPS

Certified General Real Estate Appraiser (AG - 3003411)

Appraisal Institute - Candidate Member

COMMITTEES

Appraisal Institute Region VII Regional Representative (2011 - 2017)

Appraisal Institute Southern California Chapter Board of Directors (2009 - 2012)

Appraisal Institute Southern California Chapter Market Trends Seminar Co-Chair (2010 - 2011)

SELECTED ASSIGNMENTS

United Flight 93 Crash Site: Helped compute the impact on value of the coal mining fields where Flight 93 crashed on September 11th.

BP Oil Spill: Retained as a consulting expert on the BP Oil Spill case, the largest oil spill in United States history.

Tulum Mexico: Helped compute the damages caused by a National Park overlay being placed by the Federal Government on a large ocean-front proposed resort site.

Doe Run Lead Contamination, Missouri: Class action suit involving Doe Run, which operates the world's largest secondary lead smelter. Helped calculate the diminution in value, if any, caused by surface soil contamination which resulted in numerous residential properties in being razed.

Lennar LNR Bankruptcy: Helped appraise a major portfolio of numerous subdivisions and commercial developments for bankruptcy purposes.

Chevron Service Station: Helped compute the diminution in value, if any, resulting from a leaking underground storage tank (LUST) in the San Diego area.

Guam Landfill: Helped compute the damages caused by the condemnation of the Tolofufu Falls and Sergeant Youki Cave site for the purpose of constructing the only operational landfill in Guam. Involved cultural resource and natural damage issues.

MID Power Lines, Modesto California: Helped appraise numerous properties on a power line corridor for eminent domain purposes. Research included issues of EMF, crop dusting impairment, agricultural impacts, conservation easements and hindrance of future development.

Estate Home Construction Defects: Helped determine the diminution in value caused by various construction defects of large estate homes and condominiums in Beverly Hills, Bel Air, Hombly Hills, Santa Monica and West Los Angeles.

Airport Noise Diminution in Value Study: Helped calculate the diminution in value, if any, caused by the proposed construction of airport in Florida.

Land Slides, San Clemente California: Helped calculate the diminution in value, if any, caused by the sliding soil conditions.

DIMINUTION-IN-VALUE ISSUES

Absorption; Airport Noise; Asbestos; Benign Issues; Condemnation; Construction Defects; Crime Scene Stigma; Deferred Maintenance; Easements; Economic Decline; EMF; Environmental Contamination; Flood Damage; Geotechnical; Landfills; Litigation; Market Conditions; Natural Disasters; Neighboring Construction; Pipeline Explosion; Sewage Treatment Plant; Soil Subsidence; Traffic Noise; Tunneling; View Diminution

PROPERTY TYPES

Office Buildings; Land; Billboards; R & D Buildings; Subdivisions; Single Family Residences; Mobile Home Parks; Hotels; Apartments; Condominium Development; Power-line Corridors; Industrial Buildings; Motels; Restaurants; Retail Facilities; Shopping Centers; Resorts; Townhouse Developments; Parking Lots; Service Stations; Auto Dealerships; Landfills; Easements; Sports Arenas; Museums

INTERESTS APPRAISED

Fee Simple Interest; Leased Fee Interest; Lease Hold Interest; Going-Concern Interest; Majority & Minority Fractional Interests

FUNCTIONS OF APPRAISALS

Absorption Studies; Acquisition; Assessor Disputes; Bankruptcy; Construction Loans; Diminution in Value; Disposition; Divorce Settlement; Donation; Environmental Effect Studies; Estate Settlement; Excess Land; Exchanges; Fair Value Issues; Feasibility Studies; Foreclosure; Fraud; Ground Lease Renewal; Highest and Best Use Analysis; Income Tax Appeal; Investment Analysis; Judicial Foreclosure; Review Appraisal; Lease Negotiations; Lease Renewals; Litigation Support; Loan Review; Market Trend Studies; Mortgage Lending; Negotiation; Partnership Dissolution; Portfolio Evaluation; Property Tax Appeal; Redevelopment Zone Studies; Refinancing

LOCATIONS

California; Hawaii; Utah; Florida; New Jersey; New York; New Mexico; Montana; Arizona; Pennsylvania; Wisconsin; Alabama; Georgia; Washington; Oregon; Texas; Colorado; Missouri; Mississippi; Nevada; Louisiana; Idaho; Mexico; Bahamas; Guam; Canada

FIRMS

Landmark Research Group, LLC (January 2015 - Present)

Baird Valuation (July 2006 - Present)

Bell Anderson & Sanders, LLC (March 2009 - December 2014)

FMV Opinions, Inc. (March 2008 - February 2009)

CORRESPONDENCE

Tyler N. Baird
Landmark Research Group, LLC
496 Broadway Street
Laguna Beach, California 92651

Direct: (949) 644-4040
Office: (949) 497-7600
Fax: (949) 497-7601
E-Mail: Tyler@LandmarkResearch.com