

PROFESSIONAL QUALIFICATIONS

MARCUS B. SCOTT, MAI

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PRESENT POSITION: Independent fee appraiser and partner in the professional appraisal and consulting firm of Asset Valuation Advisors, LLP.

EXPERIENCE: Mr. Scott has been actively engaged in the real estate and appraisal professions for 30 years and was awarded the MAI designation by the American Institute of Real Estate Appraisers in 1984. His experience includes commercial, industrial, multi-family residential, recreational, and special use properties. Appraisals performed by Mr. Scott have been for purposes of sale/purchase, financing, estate and gift tax, business planning and condemnation. He has also performed feasibility and marketability studies as well as cost-benefit analyses for special improvement districts. Mr. Scott's appraisal practice is regional in scope with several areas of specialty. Over the past 25 years he has appraised a wide variety of limited market properties including administrative municipal buildings, jails, prisons and detention centers, elementary schools, gondola terminals, airport hangars, grain elevators, long-term land leases, conservation easements, and transportation corridors, as well as numerous golf courses and country clubs.

EDUCATION: Mr. Scott received a Bachelor of Arts Degree from Colorado State University in 1972. He has completed all of the Appraisal Institute courses leading to designation as well as numerous real estate and appraisal courses/seminars for continuing education, including the Valuation of Conservation Easements Certificate Program.

PROFESSIONAL ORGANIZATIONS: Member of the Appraisal Institute
Past President (2000), Colorado Chapter of the Appraisal Institute

LICENSES AND CERTIFICATIONS: Certified General Appraiser - Colorado – 1991 (#CG1313135)
MAI Member of the Appraisal Institute – 1984 (#6992)
Licensed Real Estate Broker, Colorado – 1976 (Currently Inactive)
Licensed Real Estate Salesman, Colorado – 1973

COMMUNITY SERVICE: Arapahoe County Open Space & Trails Advisory Board
Board Member (2005 – Present)

PROFESSIONAL QUALIFICATIONS (Cont.)

COURT TESTIMONY: Mr. Scott has been accepted as an expert witness in various courts and administrative tribunals including:

- U.S. Bankruptcy Court (Denver)
- District Courts in Adams County, Arapahoe County, Denver County, Douglas County, El Paso County, Jefferson County, Montrose County
- Superior Court of Justice, Ontario, Canada
- Colorado State Board of Assessment Appeals
- Various County Boards of Equalization
- Binding Arbitration Hearings (Witness & Arbitrator)
- Court Appointed Partition Commission (Chairman)

CLIENT SAMPLE:

Lenders

Guaranty Bank and Trust Co.	American National Bank
Community First Financial	Capital Crossing Bank
First National Bank of Telluride	Pueblo Bank and Trust
WestStar Bank	Pitkin County Bank & Trust Company
Telluride Financial Resources	J.P. Morgan – New York
First State Bank of Albuquerque	First State Bank of Taos
Key Bank of Colorado	BankWest
Citizens State Bank of Ouray	Lafayette Life Insurance Company
Bank of Colorado	Mesa National Bank
US Bank, Trust Department	Stearns Bank Arizona
Castle Rock Bank	Citywide Banks

Developers / Owners / Consultants

Union Pacific Railroad	Wal-Mart Stores, Inc.
Telluride Ski & Golf Company	Southern Pacific Real Estate Enterprises
Grant Properties	Cherokee Ranch & Castle Foundation
Shea Homes	The Sanctuary, Inc.
John Laing Homes	Rocky Mountain PBS
Catamount Development, Inc.	RGL Forensics
Various Law Firms & Individual Investors	

Government Agencies

Arapahoe County, Colorado	Boulder County, Colorado
City and County of Denver	Crowley County, Colorado
Douglas County, Colorado	Eagle County, Colorado
Garfield County, Colorado	Jefferson County, Colorado
Lake County, Colorado	City of Aurora
City of Fort Lupton	City of Lone Tree
Perry Park Water & Sanitation District	Pinery Water & Wastewater District
Telluride Gondola Transit Authority	U.S. Department of Military Affairs
U.S. General Services Administration	

Continuing Education Requirements Completed - Appraisal Institute & State of Colorado