

Qualifications of Walter D. Carney, MAI Senior Managing Director

Valbridge Property Advisors | Northern California



Independent Valuations for a Variable World

State Certifications

Certified General
State of California

Education

A.B.: Economics
A.B.: International Relations

University of Southern
California

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Valbridge Property Advisors |
Northern California
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Membership/Affiliations

Member: Appraisal Institute (MAI Designation)
Vice Chair/ Member: Admissions Committee, Appraisal
Institute – Nor-Cal Chapter
(1992-1995)
Member: International Right of Way Association
(IRWA)
President: IRWA, Chapter 42 (2000)
Board of Directors: IRWA, Chapter 42 (1998-2001)

Faculty:

- American Bar Association’s CLE – Eminent Domain Institute
- American Law Institute/American Bar Association
- Lorman Educational Services

Appraisal Institute & Related Courses

Continuing education courses taken through the Appraisal Institute, other real estate organizations, and the American Bar Association.

Experience

Senior Managing Director

Valbridge Property Advisors | Northern California
(2013-Present)

Executive Vice President

Hulberg & Associates, Inc. (1984-2013) (joined to create
Valbridge in 2013)

Senior Commercial Appraiser

Home Federal Savings and Loan of San Diego (1983-1984)

Chief Appraiser (Residential)

Home Savings of America (1983)

Investment Advisor

Smith Barney (1980-1983)

Staff Appraiser

Home Federal Savings of San Diego (1978-1980)

Experience, continued

Appraisal/valuation and consulting assignments include: Commercial – office buildings, medical/dental buildings, retail buildings, shopping centers, restaurants, hotels/lodgings, mixed-use projects, banks, auto dealerships, vacant land. Industrial – light industrial, warehouse, R&D buildings; refuse and recycling facilities; asphalt and concrete mixing plants; maritime leases, maritime ship and boat building and repair; vacant land. Single-family and multi-family – condominiums, apartments, subdivisions, mobile home parks, trailer parks, RV parks, vacant land. Agricultural – livestock, ranching, farming, permanent plantings, field and row crops, farmland. Various easements and rights: surface, subsurface, air, conservation, wetlands, historic-façade (preservation), TDR's – Transfer Density Rights. Worship facilities. Various special-purpose properties. Telecommunications, cell, communications facilities. Railroad and public utility corridors; trails; various right-of-way uses. Remnant ("plottage") parcels. Wetlands and Waters of the U.S.; private and public reservoirs; open space; endangered and protected habitats; abandoned public streets. Other – truck stops, C-Stores, service stations; food processing; cold storage facilities; public and private schools; airport fixed base operators; fractional interest valuations, contaminated properties, feasibility studies, market studies, litigation support, mediations, arbitrations and review appraisals.

Mr. Carney has provided valuation services in a wide variety of complex civil litigation including real estate, land-use cases, eminent domain, inverse condemnation, estate matters, property taxation, contract disputes, partnership and corporate disputes, environmental lawsuits, professional negligence cases, construction defects, bankruptcy/creditors matters, failure to maintain, and fraud.

He is qualified as an expert witness in various California State Superior Courts; in U.S. District Court, San Francisco; and, in U.S. Bankruptcy Court U.S. District Court, San Jose. He is a highly experienced forensic appraiser, having provided testimony in jury and bench trials in state and federal courts. He has also testified in major arbitrations and mediations.

He is a frequent lecturer and speaker on real estate appraisal matters, including on topics presented for education and continuing education credits to professional organizations, such as the Appraisal Institute – the National Conference; Appraisal Institute – San Francisco Bay Area and Los Angeles Area Chapters; International Right of Way (IRWA); the American Bar Association's Continuing Legal Education (CLE) and Eminent Domain Institute; the American Law Institute/American Bar Association (ALI-ABA); Lorman Education Services; Valbridge Property Advisors.