

## Qualifications

### **QUALIFICATIONS OF BRADLEY G. WARDROP, MAI, SRPA**

A resident of Maricopa County since 1983.

#### Education Background

Bachelors of Science Degree in Business Finance, Brigham Young University, December 1983

Minor in Accounting and Economics, Brigham Young University, December 1983

#### College Real Estate Courses

Real Estate Principles, Brigham Young University, 1983

The appraisal of Real Estate, Brigham Young University, 1983

Business Law, Brigham Young University, 1982

#### Professional Courses Completed

*Society of Real Estate Appraisers (SREA) Designations Promoted: SREA, SRPA, SRA*

*American Institute of Real Estate Appraisers (AIREA) Designations Promoted: MAI, RM*

*Appraisal Institute (AI) designations Promoted: MAI, SRPA, SRA*

*CCIM Institute (CI) designation Promoted: CCIM, Certified Commercial Investment Member*

SREA Exam 101: Real Estate Appraisal, Arizona State University

SREA Exam 102: Applied Residential Property Valuation, Arizona State University, November 1984

SREA Exam 201: Principles of Income Property Appraising, University of San Francisco, July 1985

SREA Exam 202: Applied Income Property Valuation, Arizona State University, July 1986

SREA Professional Practice and the Society of Real Estate Appraisers, San Rafael, California, September 1989

SREA Demonstration Report, September 1989

AIREA Exam 1A-1: Real Estate Appraisal Principles, Phoenix, Arizona, March 1985

AIREA Exam 1A-2: Basic Valuation Procedures, Phoenix, Arizona, March 1985

AIREA Exam 8-2: Residential Valuation, Phoenix, Arizona, March 1985

AIREA Exam 1B-A: Capitalization Theory and Techniques, Part A, Arizona State University, February 1988

AIREA Exam 1B-B: Capitalization Theory and Techniques, Part B, Arizona State University, September 1989

AIREA Exam 2-2: Valuation Analysis and Report Writing, Tempe, Arizona, March 1987

AIREA Exam 2-3: Standards of Professional Practice, Arizona State University, September 1986

AIREA: Demonstration Report, June 1989

CI-101, Financial Analysis of Commercial Investment Real Estate, CCIM Institute, September 19, 2008

CI-102, Market Analysis for Commercial Investment Real Estate, CCIM institute, October 24, 2008

CI-103, User Decision Analysis for Commercial Investment Real Estate, CCIM Institute, October 31, 2008

CI-104, Investment Analysis for Commercial Investment Real Estate, January 15, 2009

CI-ETHICS- Ethics, November 28, 2008

#### Seminars Attended:

Federal Home Loan Bank Board Regulation R41-b, March 13, 1985 and January 13, 1986

Marshall & Swift -- Computerized Cost Programs for Building Cost Estimates, January 24, 1986

Effects on Real Estate Appraisal of the New Tax Code Legislation, October 20, 1986

Highest and Best Use Analysis -- Sponsored by the Arizona Chapter of the AIREA, April 1986

Groundwater Hydrology -- Sponsored by the Arizona Hydrological Society, February 1986

Court Testimony Seminar -- Sponsored by the Arizona Chapter of the AIREA, April 1987

Cash Equivalency Analysis -- Sponsored by the Arizona Chapter of the AIREA, February 1988

National Flood Insurance Seminar -- Sponsored by the Fed. Emergency Management Agency, April 1988

Professional Practice -- Sponsored by Society of Real Estate Appraiser, September 1990

RTC Mission Statement, Appraisal Process -- Sponsored by the Res. Trust Corporation, December 1990

Arizona Appraisal Law -- Sponsored by the Appraisal Institute, February 1991

Reviewing Appraisal -- Sponsored by the Appraisal Institute, June 1992

Comprehensive Appraisal Workshop -- Sponsored by the Comprehensive Appraisal Workshop, July 1992

Feasibility Analysis and Highest and Best Use--Non Residential Prop. -- Sponsored by AI, October 1992

The New Uniform Residential Appraisal Report -- Sponsored by the Appraisal Institute, October 1993

Appraisal Review - Residential Properties -- Sponsored by the Appraisal Institute, June 1994

The Appraiser as an Expert Witness -- Sponsored by the CA Department of Real Estate, June 1994

Single Unit Condominium -- Sponsored by the California Department of Real Estate, June 1994

Fair Lending and the Appraiser -- Sponsored by the Appraisal Institute, June 1994

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### Seminars Attended Cont.

Partial Acquisition Appraisal Seminar -- Sponsored by the Appraisal Institute, September 1994  
Rules and Regulations--Sponsored by Arizona School of Real Estate and Business, September, 1995  
Arizona Property Tax Appeal -- Sponsored by AZ School of Real Estate and Business, November, 1995  
Tax liens as an Investment -- Sponsored by AZ School of Real Estate and Business, November 1995  
Tax Deferred 1030 Exchanges – Stewart Title and Information Services Corporation, April 1996.  
Bankruptcy 101- Sponsored by Arizona School of Real Estate and Business, July, 1996  
Business Structures in the 90's -Sponsored by Arizona School of Real Estate and Business, July, 1996  
Working with Blueprints -Sponsored by Arizona School of Real Estate and Business, July, 1996  
Federal Fair Housing and the American Disability Act- AZ School of Real Estate and Bus., July, 1996  
Business Ownership - Sponsored by Arizona School of Real Estate and Business, July, 1996  
Land Planning and Zoning - Sponsored by Arizona School of Real Estate and Business, July, 1996  
Contract Writing- Sponsored by Arizona School of Real Estate and Business, July, 30, 1997  
Analyzing Operating Expenses - Sponsored by the Appraisal Institute, March 6, 1998  
New Industrial Valuation- Sponsored by the Appraisal Institute, May 15, 1998  
Advance Income Capitalization - Sponsored by the Appraisal Institute, August 16, 1998  
Appraisal of Local Retail Properties- Sponsored by the Appraisal Institute, November 20, 1998  
Streamlined Appraisal Forms in the Automated Underwriting Process- AI, March 18, 1999  
Standards of Professional Practice (USPAP) Part C- Sponsored by the AI, April 8 & 9, 1999  
Agency Law- Sponsored by Arizona School of Real Estate and Business, April 20, 1999  
Federal Fair Housing and the American Disability Act- AZ School of Real Estate and Bus., April 20, 1999  
Broker Audit Clinic- Arizona Department of Real Estate- May 13, 1999  
Streamlined Appraisal Forms - Sponsored by the Appraisal Institute, March 18, 1999  
Standards of Professional Practice (USPAP) Part C- Sponsored by the Appraisal Institute, April 09, 1999  
The FHA and the Appraisal Process - Sponsored by the Appraisal Institute, August 05, 1999  
Attacking and Defending an Appraisal in Litigation - Sponsored by the AI, January 21, 2000  
Home Inspection for the Real Estate Appraiser - Sponsored by the Appraisal Institute, May 12, 2000  
Evictions: Residential and Commercial in AZ- Sponsored by Lorman Education Services, June 20, 2000  
Agency Law- Sponsored by Arizona School of Real Estate and Business, September 11, 2001  
Contract Law - Sponsored by Arizona School of Real Estate and Business, September 11, 2001  
Broker Management - Sponsored by Arizona School of Real Estate and Business, September 11, 2001  
Arizona Law Update - Sponsored by Arizona School of Real Estate and Business, September 12, 2001  
Fair Housing - Sponsored by Arizona School of Real Estate and Business, September 12, 2001  
Bankruptcy 101- Sponsored by Arizona School of Real Estate and Business, August 13, 2002  
Land Planning and Zoning - Sponsored by Arizona School of Real Estate, August 15, 2002  
Government Land in Arizona - Sponsored by AZ School of Real Estate and Business, August 17, 2002  
Business Valuation - Sponsored by Arizona School of Real Estate and Business, August 17, 2002  
Arizona Property Tax - Sponsored by Arizona School of Real Estate and Business, August 19, 2002  
Management Resources, Cecil G Daniels, April 8, 2003  
Broker Management Clinic, Cecil G Daniels, April 8, 2003  
15 hour National USPAP Course, Appraisal Institute Phoenix Chapter, May 2-3, 2003  
Disclosures, Sponsored by Arizona Association of Realtors, May 14, 2003  
Realtor Town Hall, Sponsored by Arizona Association of Realtors, August 22, 2003  
Business Practices and Ethics, Appraisal Institute Phoenix Chapter, November 1, 2003  
Appraising Manufactured Housing, Appraisal Institute Phoenix Chapter, March 5, 2004  
Federal Fair Housing Act- Sponsored by Arizona School of Real Estate and Business, March 9, 2004  
Representation, Sponsored by Arizona Association of Realtors, March 10, 2004  
Contract Law - Issues and Answers, Sponsored by Arizona School of Real Estate, March 11, 2004  
Disclosure Issues in a Litigious Environment, Sponsored by AZ School of Real Estate, March 13, 2004  
Evaluating Commercial Construction, Appraisal Institute Phoenix, Chapter, March 24-25, 2004  
Land Valuation Adjustment, Appraisal Institute Phoenix Chapter, March 26, 2004  
Code of Ethics - National Association of Realtors, April 29, 2004  
15 Hours National Uniform Standards of Professional Practice (USPAP)- The App. Found., Dec. 15, 2004  
Business Practices and Ethics, Appraisal Institute Phoenix Chapter, February 25, 2005  
Appraisal Review Process, Arizona School of Real Estate, November 5, 2005  
Business Structures, Arizona School of Real Estate, November 10, 2005  
New AAR Contract & Forms, Arizona School of Real Estate, November 10, 2005  
Broker Management Clinic, Arizona School of Real Estate, November 10, 2005  
Uniform Residential Appraisal Report, Arizona School of Real Estate, December 2, 2005  
FHA and the New Residential Appraisal Forms, Appraisal Institute Phoenix Chapter, March 30, 2006  
Reviewing Residential Appraisal Reports, Appraisal Institute Phoenix Chapter, March 31, 2006

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### Seminars Attended Cont.

Rates and Ratios: Making Sense of GIMs, OARs and DCF, AI Phoenix Chapter, April 27, 2006  
Litigation Skills for the Appraiser: An Overview, Appraisal Institute Phoenix Chapter, April 28, 2006  
7-Hour National (USPAP) Update Appraisal Foundation/Appraisal Institute, June 1, 2006  
Identify & Prevent Real Estate Fraud, Appraisal Institute, April 12, 2007  
Office Building Valuation: A Contemporary Perspective, Appraisal Institute, March 26, 2008  
7-Hour National (USPAP) Update Appraisal Foundation/Appraisal Institute, March 27, 2008  
Highlight's of Completing Today's FHA Appraisal, US Department of HUD, May 22, 2008  
About Contract Law, Institute for Continuing Education Inc., June 25, 2008  
Real Estate Agency & Disclosure in Arizona, Institute for Continuing Education Inc., June 25, 2008  
About House Construction, Institute for Continuing Education Inc., June 25, 2008  
Arizona Real Estate Legal Issues, Institute for Continuing Education Inc., June 26, 2008  
Online Broker Management Clinic, Institute for Continuing Education Inc., June 26, 2008  
Fair Housing & Antitrust Made Easy, Institute for Continuing Education Inc., June 26, 2008  
Supervising Appraisers in Arizona, Appraisal Institute Phoenix Chapter, July 17, 2008

### Professional Affiliation:

Member, Appraisal Institute, (Awarded May 1993) (MAI #9917)  
Currently certified under the continuing education program with the Appraisal Institute.  
Arizona Board of Appraisal, Investigator (2003)  
Appraisal Institute, National Ethics Committee (1993 - 1994)  
Appraisal Institute San Diego Chapter Experience Review Committee (1994)  
Appraisal Institute Phoenix Chapter Web Page Committee (2000-2001)  
Senior Real Property Appraiser, Appraisal Institute, (Awarded October, 1990) (SRPA)  
Arizona Certified General Real Estate Appraiser since (August 15, 1991) when licensing was made mandatory (License # AZ 30194)  
California General Real Estate Appraiser (License # AG017243 inactive)  
Licensed Broker State of Arizona, since June 24, 1997 (License # SE506052000 active)  
CCIM Institute, Candidate (# 6608420)

### Appraisal Experience:

Real Estate Appraiser: Sell, Huish & Associates, Inc., 2625 South Lakeshore Drive, Tempe, Arizona 85282  
January 1984 to August 1989

Owner: Wardrop Appraisal Group, 1442 W. Coquina, Gilbert, Arizona 85233  
August 1989 to the October 1990.

Review Appraiser: Resolution Trust Corporation, FDIC-RTC, 2910 North 44th Street, Phoenix, AZ 85018, October 1990 to December 1992.

Chief Appraiser/Manager: Home Fed Bank, 707 Broadway Road, San Diego, California, 92101,  
January 1993 to October 1994.

Owner/Manager: Wardrop Real Estate Group, Inc., 2939 South Power Road, Mesa, Arizona 85212  
November 1994 to the Present.

### Types of Appraisals Completed:

Auto Dealerships	Historical Appraisals	Single Family Residences
Residential condominiums	Apartments	Hotels, Resorts
Office Buildings	Partial Acquisitions	Residential Income
Hotels/ Motels	Special Use Properties	Properties
Industrial Properties	Leasehold and Leased Fee	Reviews of all types
Indian Reservations	Estates	of Properties
Properties	Retail Shopping Centers	Vacant Land
Commercial Acreage	R&D Properties	
Residential Subdivisions	Medical Office Buildings	

### Geographical Area:

State of Arizona

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