

GRIBIN, KAPADIA & ASSOCIATES

Real Estate Consultants & Valuation Advisors

22551 Ventura Boulevard, Suite 201, Woodland Hills, California 91364

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PROFESSIONAL QUALIFICATIONS OF DAVID GRIBIN, MAI, CPM

PROFESSIONAL EXPERIENCE

- **Principal of Gribin, Kapadia & Associates, specializing in professional consulting, expert witness and appraisal services.**
- **President of Gribin Properties, specializing in professional real estate brokerage services, and Standard of Care expert witness services.**
- **President of Gribin Companies, specializing in Asset Management and Partnerships.**
- **Co-Founder of Citiscape, specializing in Property Management services.**
- **President, Institute of Real Estate Management, Greater Los Angeles Chapter, 1994.**
- **Active 28 years in Real Estate Management, Finance and Brokerage services.**
- **Active 19 years in Real Estate Appraisal services.**
- **Former President and Founder of Oak Capital Corporation, a major investment company that acquired and managed statewide 2,300 apartment units and 500,000 square feet of office buildings and shopping centers, value totaling \$70,000,000. Raised capital of approximately \$25,000,000 with the assistance of National and Regional brokerage houses.**
- **Family active in real estate since 1950 under the name of Gribin von Dyl Realtors.**
- **Expert witness in civil cases in Los Angeles, Orange and Ventura County Superior Court, Bankruptcy cases in Los Angeles County and Orange County Bankruptcy Court, and the Federal District Court in the Downtown District Court.**

AFFILIATIONS

- **Appraisal Institute, Member #11095**
- **Institute of Real Estate Management, Member #11421**
- **National Association of Realtors**
- **California Association of Realtors**
- **Southland Board of Realtors**
- **Los Angeles County Financial Planning Association**
- **California Teachers Association**
- **Past Member, State Government Relations Committee**
- **Director, Executive Committee - 1998 - 2004, SCCAI**
- **Member, Executive Committee - I.R.E.M. Scholarship**
- **Member, Executive Committee, Weingard Center**
- **Member, International Right of Way Association (IRWA)**
- **Education Coordinator, 1999-2000, SCCAI**
- **Chairman, Western Branch Chapter, 2001, SCCAI**
- **Secretary/Treasurer, Southern California Chapter Appraisal Institute, 2002/2003.**
- **Vice President, Southern California Chapter Appraisal Institute, 2004. 1/04**

TEACHING AND SPEAKING EXPERIENCE

- **Real Estate Turnaround & Workouts**
- **Real Estate Appraisal**
- **Real Estate Property Management**
- **Real Estate Economics**
- **Operating Income & Expense Seminar**
- **Small Residential Income Property Seminar**
- **Financial Planning in Real Estate**
- **Fundamentals of Present Value using Texas Instruments and Hewlett Packard calculators**
- **Basic Real Estate Appraisal for Financial Planners**
- **Advanced Real Estate Appraisal for Financial Planners**
- **Program Coordination, Small Apartments - SCCAI**
- **Program Coordination, Operating Expenses - SCCAI**
- **Instructor/Speaker on the above topics at:**
 - **University of California, Los Angeles**
 - **University of Southern California**
 - **California State University, Northridge**
 - **Los Angeles Valley College, Van Nuys**
 - **National Chapter - Financial Planners**
 - **California Society of C.P.A.'s/San Fernando Valley CPA Discussion Group**
 - **Southern California Apartment Owners**

- **KMPC Radio Station**
- **Operating Income & Expense Seminar;**
- **Appraisal Institute, Moderator**
- **Current & Future Trends, Small**
- **Residential Income Property, Appraisal**
- **Institute, Moderator**
- **San Fernando Valley Chapter - CPA's**
- **Cal State Northridge Real Estate Advisory**
- **Board**

PUBLISHED ARTICLES

- **Valley Industry Commerce Association**
Magazine - "Overview of the Real Estate
Market"
- **The Apartment Owners -"Outlook for Real**
Estate"
- **Valley Magazine - "San Fernando Valley Real**
Estate"

BACKGROUND/LICENSES

- **Bachelors of Science Degree, Business**
Administration - University of Southern
California
- **Masters of Business Administration (MBA) -**
University of Southern California
- **State of California - State Certified General**
Real Estate Appraiser #AG004809
- **State of California - Licensed Real Estate**
Broker
- **Institute of Real Estate Management -**
Certified Property Manager CPM - 11421

EDUCATION

- **International Right of Way - Easement**
Valuation
- **Certified Commercial Investment Member**
(CCIM) - Course 101
- **Society of Real Estate Appraisers -**
"Preparation for Trial"
- **The Appraisal Institute:**
 - Real Estate Appraisal Principles**
 - **Condemnation Appraising**
 - Real Estate Appraisal Procedures**
 - **Condemnation Appraising**
 - Capitalization Theory & Techniques, Part A**
 - Capitalization Theory & Techniques, Part B**
 - Uniform Standards of Professional Appraisal**
Practice, Parts A & B
 - Real Estate Appraisal Case Studies**
 - Litigation and Detrimental Condition**
Seminars

PARTIAL LIST OF CONSULTING CLIENTELE:

- **Banks / Financial Institutions**
 - **Wells Fargo Bank**
 - **Omni Bank**
 - **Nara Bank**
 - **Bank of America**
 - **Tokai Bank**
 - **California National Bank**
 - **Chase Manhattan Bank**
 - **Cal Fed Bank**
 - **Imperial Thrift & Loan**
 - **First Commerce Bank**
 - **Downey Savings & Loan**
 - **Encino State Bank**
 - **General Bank**
 - **Cathay Bank**
 - **First Federal Bank**
 - **Construction Lending**
 - **Far East Bank**
 - **Northern Trust Bank**
 - **California Oaks State Bank**
 - **Foothill Independent Bank**
 - **Citizens Business Bank**
 - **Wilshire State Bank**

- **Attorneys / Law Firms**
 - **Jeffer, Mangels, Butler & Marmaro**
 - **Gibson, Dunn & Crutcher**
 - **Arter & Hadden**
 - **Alschuler, Grossman, Stein & Kahan**
 - **Martin & Stamp**
 - **Allen, Matkin, Leck, Gamble & Mallory**
 - **Lewis, Brisbois, Bisgaard & Smith**
 - **Buchalter, Nemer, Fields & Younger**
 - **Freeman, Freeman & Smiley**
 - **Levine, Neale, Bender, Rankin & Brill**
 - **Trope & Trope**
 - **Wynn, Spiegel & Itkin**
 - **Knapp, Petersen & Clarke**
 - **Wasserman, Comden, Casselman & Pearson**
 - **Manfredi, Levine, Eccles & Miller**
 - **Lewitt, Hackman, Shapiro, Marshall & Harlan**
 - **Irell & Manella**
 - **Van Etten, Suzumoto & Becket**

- **Other Clientele**
 - **Obayashi America Corporation**
 - **Associates Relocation Company**
 - **City of Hope**
 - **Chrysler Financial Corporation**
 - **General Electric Credit Corporation**
 - **LAUSD**
 - **Prudential Relocation Company**

- **Volvo Finance North America**
- **Kaiser Permanente**
- **McDonalds Restaurants**
- **Blockbuster**
- **Verizon**
- **City of Los Angeles**
- **Northrop Grumman Corporation**

SCOPE OF APPRAISAL SERVICES

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| Office Building | Medical Office, Professional Office, Office/Service, Single-Tenant, Multi-Tenant, Office Parks. |
| Retail Properties: | Specialty Malls, Strip Shopping Centers, Neighborhood Centers, Free-Standing Retail Buildings, Automotive Buildings. |
| Industrial Facilities: | Multi-Tenant, Manufacturing Facilities, Single-Tenant, Mini-Bay Facilities, Industrial/Office, Research & Development Facilities, Industrial Parks. |
| Residential Buildings: | Single-Family Residences, Condominiums, Apartment Buildings, High-Rise Apartment Complexes, Senior Housing Facilities, Mobile-Home Parks, Subsidized Housing Facilities, Hotels, Motels, Resort Lodging Facilities and Subdivision. |
| Land: | Industrial, Commercial & Residential Land Parcels, Subdivision Land, Raw Farm Land. |