



Qualifications of

Thomas G. Spears, ASA, MRICS
President & CEO
Global Valuation & Consulting, Inc.
1860 SW Fountainview Blvd. Suite 330
St Lucie West
Port St Lucie, FL 34986
www.globalvaluation.com
Direct: 772-215-5738
Office: 772-249-4530

Summary

Professional Appraiser with over 40 years of experience in the commercial real estate appraisal industry.

Accredited Senior Appraiser - ASA designation by the American Society of Appraisers.

Professional Chartered Surveyor (MRICS) designated by the Royal Institution of Chartered Surveyors (RICS).

State-Certified General Appraiser in Florida, Georgia and South Carolina, Alabama, North Carolina, Maryland, Tennessee, Kentucky, Mississippi, Oklahoma, Missouri and Illinois. Certified to appraise all types of commercial real estate including resorts, hotels, office, retail, multi-family, industrial, land and infrastructure. Also experienced appraising special purpose properties including theme parks and attractions, mining operations and production plants, alternative power plants, timber and agribusiness.

Founded Global Valuation in 1997. Chief Executive Officer servicing new and existing client relations, completing complex appraisal assignments, reviewing senior associates appraisals and training appraisers to become senior associates.

Traveled around the world from North and South America to Eastern and Western Europe, Africa and Asia completing commercial real estate appraisal reports, market studies, feasibility studies and business valuations in the following countries:

United States of America	Jamaica	Russia	Haiti
US Virgin Islands	Canada	Ukraine	Africa
Commonwealth of Puerto Rico	Mexico	China	Hungary
Commonwealth of the Bahamas	Republic of Costa Rica	Latvia	Ecuador
British Virgin Islands	Republic of Panama	Estonia	Brazil
Turks and Caicos Islands	Republic of Guatemala	Uzbekistan	Turkey
Federation of St. Kitts and Nevis	Commonwealth of Belize	Argentina	Anguilla
Antigua and Barbados	Dominican Republic	Venezuela	
Trinidad and Tobago	Grenada	St. Maarten	





Conservation Easement Appraisal Experience

Over 40 years experience appraising Land and Infrastructure in the Southeast Region of the USA including Subdivision Development scenarios for Resort Hotels and Amenities, Active Adult Communities, Assisted Living Facilities, Commercial Developments and Special Purpose properties.

Property Rights appraisals include surface rights, subsurface mineral rights and water rights. Mineral appraisals have been completed for kaolin, bauxite, coal, metallurgical coal, iron ore and iron ore fines, crushed stone, aggregate stone and rocks, sand and gravel and precious metals including gold, silver and copper. Water Rights appraisals for Bureau of Land Management (BLM), land in Utah, Nevada and California.

Conservation Easement appraisals are completed in accordance with:

- The Uniform Standard of Professional Appraisal Practice (USPAP)
- The Uniform Appraisal Standards for Federal Land Acquisition "Yellow Book" (UAS)
- Valuation of Conservation Easements (Appraisal Institute)
- IRS Publication 561 - Determining the Value of Donated Property
- American Society of Appraisers - Code of Ethics
- The Appraisal Foundation - State Certified General Appraiser - Florida, Georgia, South Carolina, Alabama, Tennessee, Kentucky, Mississippi, Oklahoma, Missouri and Illinois.

Thomas G. Spears has completed several Conservation Easement Appraisals and Appraisal Reviews.

Experience

Founder / President & CEO
Global Valuation & Consulting, Inc.
1997 - Present

Managing Director of all commercial real estate appraisal services. Completed hundreds of commercial real estate appraisals, market studies and feasibility reports worth over 100 billion dollars and several individual billion dollar asset valuations including land, five star resorts, mining operations and private utilities. Major clients include Wall Street Capital Companies, International Banks, Developers and Investors. Primary market area is the South-east U.S. and Caribbean Region.

President
International Realty Group, Inc.
1985 - 1997

Managing Director of over 100 employees, associates and affiliates. Completed hundreds of commercial real estate appraisals, business valuations, market studies and feasibility reports. Major clients include the US State Department for assignments to appraise US Embassy posts in Mexico, Panama, Bahamas, Russia, Uzbekistan, Ukraine and Seychelles. The Hungarian State Department assets for Privatization including the telephone switching company, mining companies, farming, agribusiness, resorts and hotels.





Certifications / Designations

Professional Chartered Surveyor - MRICS designation by The Royal Institution of Chartered Surveyors

Accredited Senior Appraiser - ASA designation, Real Property by the American Society of Appraisers

State-Certified General Appraiser by The Appraisal Foundation
State of Florida Department of Business and Professional Regulations, License #1243

Georgia State-Certified General Real Property Appraiser
State of Georgia Real Estate Appraisers Board, License #5296

South Carolina State-Certified General Appraiser
State of South Carolina Real Estate Appraisers Board, License #7558

Alabama State- Certified General Real Property Appraiser
State of Alabama Real Estate Appraisers Board, License #G01364

Tennessee State-Certified General Real Property Appraiser
State of Tennessee Real Estate Appraiser Commission. License #5456

North Carolina State-Certified General Real Estate Appraiser
State of North Carolina Appraisal Board. License #A8312

Maryland State-Certified General Real Estate Appraiser
State of Maryland Commission of Real Estate Appraisers. License # 33312

Kentucky State-Certified General Real Estate Appraiser
State of Kentucky Real Estate Appraisers Board. License # 5515

Mississippi State-Certified General Real Estate Property Appraiser
State of Mississippi Appraisal Board MAB. License # GA-1335

Oklahoma State-Certified General Real Estate Property Appraiser
State of Oklahoma Real Estate Appraisers Board REAB. License # 13441CGA

Missouri State-Certified General Real Estate Appraiser
State of Missouri Real Estate Appraisers Commission. License # 2019046704

Illinois State-Certified General Real Estate Appraiser
State of Illinois Dept. of Financial & Professional Regulation, Division of Real Estate. License # 533.002791

Certified Review Appraiser
National Association of Review Appraisers

Certified Real Estate Appraiser (CREA)
National Association of Real Estate Appraisers

Florida State Real Estate Broker
Florida Department of Business and Professional Regulations, License # BK 143326





Organizations

American Society of Appraisers (<https://www.appraisers.org>)

Providing Value Worldwide. The American Society of Appraisers is a world renowned and respected international organization devoted to the appraisal profession. ASA is the oldest and only major appraisal organization designating members in all appraisal specialties.

ASA is a multi-discipline, non-profit, international organization of professional valuers. Their mission is to foster the public trust of their members and the appraisal profession through compliance with the highest levels of ethical and professional standards. It is one of eight major appraisal societies that founded The Appraisal Foundation (TAF) in 1987. Mr Spears is an Accredited Senior Appraiser (ASA) member.

The Appraisal Foundation (<https://www.appraisalfoundation.org>)

The Appraisal Foundation, a not-for-profit educational organization dedicated to the advancement of professional valuation, was established by the appraisal profession in the United States in 1987. Since its inception, the Foundation has worked to foster professionalism in appraising. It is recognized by the U.S. Congress as the source for the development and promulgation of appraisal standards and qualifications. The Uniform Standards of Professional Appraisal Practice (USPAP) are the generally accepted standards for professional appraisal practice in North America. USPAP contains standards for all types of appraisal services including real estate, personal property, business and mass appraisal. Mr. Spears is a Certified General Appraiser in Florida, Georgia, South Carolina, Alabama, Tennessee, Maryland, Kentucky, Mississippi, Oklahoma, Missouri, and North Carolina.

Royal Institution of Chartered Surveyors (<https://www.rics.org>)

The Royal Institution of Chartered Surveyors (RICS) is the world's leading professional status in land, real estate, infrastructure and construction. The institution regulates and promotes the appraisal profession, maintains the highest educational and professional standards, private clients and consumers via a strict code of ethics and provides impartial advice and guidance to all its members. Mr. Spears is a Professional Chartered Surveyor, MRICS.

Society for Mining, Metallurgy & Exploration (<https://www.smenet.org>)

The Society for Mining, Metallurgy & Exploration (SME) is a professional society, whose nearly 15,000 membership represents all professionals serving the minerals industry in more than 85 countries, SME members are engineers, geologists, metallurgists, educators, students and researchers. SME advances the worldwide minerals community through information exchange and professional development.

A member society of the American Institute of Mining, Metallurgical and Petroleum Engineers (AIME), SME's roots date back to 1871. Since its inception, SME has continued to evolve over the years to stay abreast of industry changes and to reflect the ever-broadening interests of its members. Mr. Spears is a Member.

National Association of Realtors (<https://www.nar.realtor>)

The National Association of Realtors strives to be the collective force influencing and shaping the real estate industry. It seeks to be the leading advocate of the right to own, use, and transfer real property; the acknowledged leader in developing standards for efficient, effective, and ethical real estate business practices; and valued by highly skilled real estate professionals and viewed by them as crucial to their success. Mr. Spears is a Florida Licensed Real Estate Broker #BK 0143326 and has a Certified International Property Specialist, (CIPS) designation.

Continuing Education and Accreditation

State-Certified General Appraiser since 1992, completed over 360-hours of Continuing Education (CE). Accredited Senior Appraiser (ASA) American Society of Appraisers since 1991, completed over 600-hours Continuing Education. National Association of Realtors (NAR). Licensed Real Estate Broker since 1978, completed over 540 hours Continuing Education. Total Continuing Education completed from 1978-2016 is over 1,500-hours





Appraisal Institute (<https://www.appraisalinstitute.org>)

1. College equivalency award
2. Experience credit award (5,250 hours)
3. Demonstration appraisal report award.
 - Valuation of Conservation Easements ((28 Hours)
 - Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
 - 1-A Principles, Methods & Techniques of Appraisal
 - 1-B Capitalization Theory & Techniques
 - 2-1 Case Studies in Real Estate Valuation
 - 2-2 Valuation Analysis & Report Writing
 - 2-3 Standards of Professional Practice
 - R-2 Residential Case Study
 - Residential Appraisal Seminar
 - Narrative Report Seminar
 - Feasibility Analysis Seminar
 - Appraising Apartments Seminar

Gold Coast School of Real Estate (<https://goldcoastschools.com>)

- Florida Real Estate Commission Course I
- Florida Real Estate Commission Course II
- Florida Real Estate License Law Course I
- Florida Real Estate License Law Course II
- Better to Be Safe than Sorry
- Appraisal Review of Residential Properties
- Florida Real Estate Appraisal Law & Rules
- Property & Valuation Analysis for FHA
- USPAP/Florida Law Update
- Plan Reading for Appraisers
- Environmental Considerations
- Red Flags Property Inspection
- FHA 4150.2 Course Seminar
- Blueprint Reading
- Principles of Interiors Inspection for Appraiser
- Techniques of Income Property Appraisal
- Comprehensive Continuing Education
- Real Estate Finance

McKissock LP (<https://www.mckissock.com>)

- The Green Guide to Appraising
- Up Close and Personal
- Analyze the Application of Appraisal
- USPAP National Update
- L&R Appraisal Laws & Rules
- Specialty Appraiser Continuing Education

Bert Rodgers School Of Real Estate (<https://www.bertr Rodgers.com>)

- Real Estate CE 2005 Edition
- Continuing Education 1978-2016 (540 hours)

