

## **CHRISTOPHER B. PIERCE**

### **REALTY VALUATION SERVICES**

San Clemente, CA

2010-Present

Owner of a full service real estate appraisal company specializing in Commercial, Industrial and Residential valuation.

### **PCG APPRAISAL SERVICES (formerly Pierce Consulting Group)**

Irvine, California

1991 - 2010

Work with various Real Estate Lenders, Attorneys, Accountants, Developers and Individuals performing, Commercial, Industrial and Residential appraisals, desk/field reviews and due diligence work.

### **TRW/SMS REAL ESTATE LOAN SERVICES**

Anaheim, California

1992 - 1993

**Staff Appraiser** - Worked as a staff appraiser for a national appraisal firm. Appraisal work included, but is not limited to, FNMA/FHLMC Forms: 1004, 1073, 704, 1007, 216, 1025, 71A and 71B. Clients included: 1<sup>st</sup> Nationwide Bank, Countrywide Funding, Shearson Lehman, Chase Manhattan Bank, Sumitomo Bank and Security Pacific Bank.

### **MANNING COMPANY**

Santa Ana Heights, California

1989 - 1991

**Director of Land Acquisition and Forward Planning** - Responsible for the acquisition and analysis of all single and multi-family residential development, project entitlements, formation and review of all special assessment districts, financing and updating of all project budgets, review and analysis of all MAI appraisals and related work.

### **A-M HOMES**

Newport Beach, California

1985 - 1989

**Project Manager** - Responsible for project development, public hearings, coordination of consultants, land acquisition for future development, highest and best use analysis, zoning requirements/variances, general and specific plan amendments/updates and review of MAI appraisal work.

### **DAON CORPORATION**

Newport Beach, California

1983 - 1985

**Project Accountant** - Responsibilities included feasibility of master planned communities, coordinated Assessment/Mello Roos district formation, assisted with the monthly financial statements, designed computer models for analysis of ongoing projects.

**EDUCATION:**

CENTRAL MICHIGAN UNIVERSITY, College of Business Administration. Bachelor of Science, Finance, 1983.

**PROFESSIONAL ASSOCIATIONS AND LICENSES:**

Appraisal Institute – MAI and SRA Designation  
California Real Estate Broker- License #00892670  
California State Contractor License - B1 - License #537895  
California Certified General Appraiser - License #AG011694

**RELATED APPRAISAL COURSE WORK:**

Standards of Professional Practice Part A (Appraisal Institute)  
Standards of Professional Practice Part B (Appraisal Institute)  
Residential Appraisal 101 (Appraisal Institute)  
Applied Residential Property Valuation 102 (Appraisal Institute)  
Income Capitalization 310 (Appraisal Institute)  
Advanced Income Capitalization 510 (Appraisal Institute)  
Apartment Appraisal, Concepts and Applications (Appraisal Institute)  
The Appraiser as an Expert Witness (Appraisal Institute)  
Sales Comparison of Mixed Use Properties (Appraisal Institute)  
National USPAP Course (Appraisal Institute)  
Business Practices and Ethics (Appraisal Institute)  
General Appraiser Market Analysis and Highest and Best Use (Appraisal Institute)  
Advanced Applications (Appraisal Institute)  
Advanced Sales/Cost Approach (Appraisal Institute)  
Advanced Report Writing (Appraisal Institute)  
Fundamentals of Separating Real/Personal Property and Intangible Assets (Appraisal Institute)

**SEMINARS:**

FNMA Guidelines (Appraisal Institute)  
FHA and the Appraisal Process (Appraisal Institute)  
Appraising Manufactured Housing (Appraisal Institute)  
Subdivision Analysis (Appraisal Institute)  
Office Building Valuation (Appraisal Institute)  
Appraising the Appraisal: Appraisal Review – General (Appraisal Institute)  
Ground Leases (Appraisal Institute)

**PRINCIPAL MARKETS:**

Orange, Los Angeles, Riverside, San Diego and San Bernardino Counties.

**SOURCES OF DATA:**

Carets  
Comps Inc.  
Core Logic  
Inside Tract  
Loop Net  
Multiple Listing Service (MLS)

**SOFTWARE:**

A la mode  
Apex  
Argus

**REFERENCES AVAILABLE UPON REQUEST**