

APPRAISER'S QUALIFICATIONS

John A. Shuka, MAI, SRA, AI-GRS
Shuka Associates, Inc.
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STATE LICENSES

Commonwealth of Massachusetts Certified General Real Estate Appraiser #75
State of New Hampshire Certified General Real Estate Appraiser #306
Commonwealth of Massachusetts Licensed Real Estate Broker #109639

EDUCATION

Society of Real Estate Appraisers-SREA 101
Society of Real Estate Appraisers-SREA 102
Principles of Income Property Appraising-SREA 201
Applied Income Property Valuation-SREA 202
Market Analysis-SREA 302A
Investment and Feasibility Analysis-SREA Course 302B
Standards of Professional Appraisal Practice
Business Practices and Ethics; Appraisal Institute
Marina Finance and Appraisal Course; International Marina Institute
Small Hotel/Motel Valuation; Appraisal Institute
Condemnation Appraising; Basic Principles & Applications; Appraisal Institute
Feasibility Analysis, Market Value & Investment Timing; Appraisal Institute
Litigation Skills for the Appraiser; Appraisal Institute
General Review Theory; Appraisal Institute
Numerous other seminars and courses have also been attended by Mr. Shuka over the past 35 years

PROFESSIONAL MEMBERSHIPS

MAI, SRA and AI-GRS Member; Appraisal Institute
Affiliate Member; North Shore Association of Realtors

EMPLOYMENT RECORD

Shuka Associates, Inc.; 1996 to present; President
Eastern Appraisal Services, Inc.; 1985 through 1995; Partner and Treasurer
Property Financial Services; 1981 through 1985; Appraiser & Vice-President of Commercial Division

COMMUNITY SERVICE

Rotary Club of Beverly, MA
Paul Harris Fellow

APPRAISAL EXPERIENCE

Mr. Shuka has appraised residential, commercial and industrial property in Massachusetts, New Hampshire and Maine since 1981. Property appraisals completed in Massachusetts include Beverly School for the Deaf, Harborlight-Stoneridge Montessori School, Commodore Plaza and the Depot Restaurant in Beverly, Admiral's Hill Marina in Chelsea, Hospice of the North Shore and the former Hunt Hospital in Danvers, Learning Center for the Deaf in Framingham, Blackburn Center Office & Industrial Park and Cape Ann's Marina Resort in Gloucester, Merrimack Valley Hospice and Roma Restaurant in Haverhill, Masonic Library and Museum in Lexington, Latitude Health Club and numerous eminent domain appraisals for the City of Peabody's Flood Mitigation Project, Stripers Grill & Inn in Salisbury, Route 128 Volvo in Wakefield, YMCA of the North Shore (Beverly, Salem/Marblehead and Peabody), CVS stores, Dunkin' Donuts, several medical office condominiums, various residential subdivisions and condominium projects throughout eastern Massachusetts.

Shuka Associates, Inc. is also experienced in the valuation of undeveloped land, religious properties, service stations, apartment and condominium complexes, self-storage facilities, funeral homes, equestrian properties and various other special use properties along with valuation in eminent domain, tax abatement and other litigation proceedings. Mr. Shuka also performs appraisal review analysis for lending institutions, law firms and other corporate entities.

PARTIAL LIST OF CLIENTS SERVED

Atwood & Cherny, P.C., Boston, MA	Lynch, Brewer, Hoffman & Fink, LLP, Boston, MA
Bank of America	Manion Gaynor & Manning LLP, Boston, MA
Bank Gloucester, Gloucester, MA	Massachusetts Development Finance Agency, Boston, MA
Bank of New York Mellon, N.A.	Meetinghouse Bank, Boston, MA
Beverly Bank, Beverly, MA	Merchants Bank, Burlington, VT
Bingham McCutchen, LLP, Boston, MA	Metro Credit Union, Chelsea, MA
Boston Private Bank and Trust Co., Boston, MA	Middlesex Federal Savings Bank, Somerville, MA
Brick & Sugarman, LLP, Cambridge, MA	Newburyport Five Cents Savings Bank, Newburyport, MA
Brookline Bank, Brookline, MA	New England Transrail, LLC
Burns & Levinson LLP, Boston, MA	Northeast Community Bank, Danvers, MA
BNY Mellon, N.A., Boston, MA	Northern Bank and Trust Company, Woburn, MA
Cape Ann Savings Bank, Gloucester, MA	North Shore Bank, Peabody, MA
Casner & Edwards, LLP, Boston, MA	Northeast Health Systems, Inc., Beverly, MA
Century Bank, Lynn, MA	Nutter, McClennen & Fish, LLP, Boston, MA
City of Beverly, MA	Pentucket Bank, Haverhill, MA
City of Peabody, MA	People's United Bank, Portland, ME
City of Salem, MA	Perocchi Family Law Group, North Andover, MA
Eastern Bank, Boston, MA	Prince Lobel Tye, LLP, Boston, MA
East Boston Savings Bank, Peabody, MA	Reading Cooperative Bank, Reading, MA
Enterprise Bank, Lowell, MA	Regnante, Sterio & Osborne, LLP, Wakefield, MA
Everett Cooperative Bank, Everett, MA	Salem Five Cents Savings Bank, Salem, MA
First Ipswich Bank, Ipswich, MA	Sally & Fitch, LLP, Boston, MA
Farm Credit East, Bedford, NH	Stone Stone & Creem, Boston, MA
Patricia S. Fernandez and Associates North Andover, MA	Salem State University, Salem, MA
Glovsky & Glovsky, Beverly, MA	TD Bank, N.A, Bedford, NH and Portland, ME
Institution for Savings, Newburyport, MA	The Savings Bank, Wakefield, MA
Lee & Rivers, LLP, Boston, MA	Veterans Administration
Lowe's Home Centers, Inc.	Windover Development Corporation, Manchester, MA

EXPERT WITNESS EXPERIENCE

Lawrence District Court, Lawrence Superior Court, Lawrence; Commonwealth of Massachusetts Land Court, Boston; Essex County Probate Court, Salem; Suffolk County Probate Court, Boston; Suffolk Superior Court, Boston; Norfolk Superior Court, Dedham; Middlesex Superior Court, Cambridge; Massachusetts Appellate Tax Board, Boston; and arbitration hearings.