

Robert P. Caringella, MAI

Educational Background

B.A. degree in Management Science, Economics Department, University of California, San Diego	1987
Professional Courses Completed:	
Appraisal Institute (or AIREA):	
Real Estate Appraisal Principles/Valuation Procedures	1987
Capitalization Theory and Techniques - Parts A & B	1988
Case Studies in Real Estate Valuation	1989
Report Writing	1991
Standards of Professional Practice	1988, 1995, 1999, 2003, 2005
Limited Partnership and Common Tenancy Valuation	2002
Seminars Attended (partial list):	
Appraisal Institute (or AIREA):	
Annual Litigation Seminar	1989, 1990, 1995, 1996
Conservation Easements	2005
Planning and Land Use	1990
OREA Federal and State Laws and Regulations	1995, 1999
Attorneys, Appraisers & Real Estate	1996, 1997, 1998
Blueprint Reading	1996
Environmental Issues	1996
San Diego Economic Update	2004, 2005, 2006
Mitigation Land Update and Valuation	1997
Tax Assessment	1997
Apartment Seminar	1998, 2003, 2005
Retail Property Analysis	1998
Single Tenant Net Leased Properties	1999
Trends in R&D Market	2002
Advanced Appraisal	2004
International Right-of-Way Association:	
Easement Valuation	1990
Mock Condemnation Trial	1994, 2000
Eminent Domain Case Update	1995, 1997, 2002, 2005
ASA-IRS Symposium	2006

Professional Affiliations

Member, Appraisal Institute (MAI No. 9649)
 Certified under Continuing Education Program
 National Board of Directors, Regional Vice Chair 2007
 President, San Diego Chapter, 2005
 Board of Directors, San Diego Chapter, 1999-2001, 2003-2005
 Leadership Development and Advisory Council, 1999 and 2000 (National)
 Past Chairman of Experience Review Committee, San Diego Chapter 1996-98
California Certified General Real Estate Appraiser (AG003295)
Member, International Right-of-Way Association
 Board of Directors, San Diego Chapter, 1999-2003
 Young Leadership Council, 1998 and 1999 (National)

Appraisal Experience

Co-Owner - Jones, Roach & Caringella, Inc. (formerly Jones & Roach, Inc.), Since 1996
Appraiser - Jones & Roach, Inc. - 1987-1996

Testimony Experience

San Diego Superior Court
San Diego Assessor Tax Hearing
US District Court, Special Master

Teaching Experience

Speaker - IRS Symposium, Conservation Easements: 2006
Co-Creator, Co-Instructor - "Advanced Refresher": 2004
Co-Instructor - "Rates and Ratios", Appraisal Institute: 2003
Guest lecturer at UCSD, SDSU, and Point Loma Nazarene University on Appraisal
Seminar Creator/Moderator - "The Client": 2003
Speaker - IRS Seminar "Valuation of Fractional Interests": 2000
Speaker - San Diego Assessor's Seminar: 1998
Seminar Coordinator/Moderator - "Attorneys, Appraisers & Real Estate": 1996, 97, and 98
Seminar Co-Coordinator/Moderator - Int'l Right-of-Way Assoc. "Valuation Tour": 6/96

Other Affiliations

Board of Directors - USE Credit Union, San Diego, 1999-2006
Investor LLC Manager - \$5,000,000 Loft Development, 2000

Types of Appraisals

Apartment Buildings
Auto Dealerships
Commercial Buildings
Contaminated Properties
Easements
Eminent Domain/Partial Acquisitions
Fractional Interests
Historical Appraisals
Industrial & Office Buildings
Leasehold and Leased Fee Estates
Mixed Use Properties
Planned Communities
Research & Development Buildings
Residential Subdivisions
Retail Centers
Self-Storage Facilities
Single Room Occupancy Hotels
Vacant Land
Wetlands/Sensitive Habitat

Partial List of Clients

Public Agencies

California Dept. of Transportation
California Coastal Conservancy
Centre City Development Corporation
Chula Vista Redevelopment Agency
City of Escondido
City of National City
City of Oceanside
City of San Diego
County of San Diego
Del Mar Union School District
Metropolitan Transit Devel. Board (MTDB)
MiraCosta Community College District
Oceanside Redevelopment Agency
Otay Water District
Regents of the University of California
Resolution Trust Corporation (RTC)
San Diego County Water Authority
San Diego Unified Port District
Solana Beach School District
Southeastern Economic Development Corp.
Wildlife Conservation Board (California)

Lenders and Developers

Ayres Land Company
Bank of America
Bank of California
Barratt American
Brookfield Homes
Buie Corporation
California Transportation Ventures
Citicorp Acceptance Company
Coast Federal Bank
Column Financial
Continental Bank
Downey Savings
D.R. Horton
First Interstate Bank
Garden Communities
Great American Bank
Home Savings of America
HomeFed Bank and Home Capital Dev. Corp.
KB Home
Leisure Technology
Nexus Development Corporation
Pardee Construction Company
McMillin Communities
San Diego National Bank
Sherritt Development Services
Union Bank
US Bank
Wells Fargo Bank
Western National Properties
Western Pacific Housing

Golub & Morales
Gray, Cary, Ware & Friedenrich
Haight, Brown & Bonesteel
Hearthstone Advisors
Insurance Company of the West
Irell & Manella, LLP
John H. Reaves, Attorney at Law
Judge Robert C. Thaxton (retired)
Lempres & Wulfsberg
Liberty Mutual Insurance Company
McKenna & Cuneo
Meisenheimer Herron & Steele
Morris, Polich & Purdy
Olmstead, Hughes & Garrett
Orrick, Herrington & Sutcliffe, LLP
Palmieri Tyler Weiner Wilhelm & Waldron
Procopio Cory Hargreaves & Savitch
Rick Engineering Company
Ryals & Associates
Seltzer Caplan McMahon Vitek
Sheppard, Mullin, Richter & Hampton, LLP
Sierra Club Legal Defense Fund
Silldorf, Burdman, Duignan & Eisenberg
Solomon Ward Seidenwurm & Smith, LLP
Sullivan Wertz McDade & Wallace
Texaco Oil
Thorsnes, Bartolotta, McGuire & Padilla
Trust Company of the West
Trust for Public Land
UETA

Corporations, Attorneys, and Individuals

American Assets
Anderson, Mann & Hilbert, LLP
ARCO Petroleum Products Co.
Bartz & McCarberg, LLP
Berger & Norton
Best, Best & Krieger LLP
Bob Baker Enterprises
Brobeck, Phleger & Harrison
Coldwell Banker Realty Advisory Services
Daley & Heft
Endeman, Lincoln, Turek & Heater
Epsten & Grinnell
Ford Motor Company
Fraser Engineering, Inc.
Golden Eagle Insurance Company