

**Company Information**

Redwood Appraisal was founded in 2012 as a real estate appraisal firm specializing in virtually all property types, including commercial, office, retail, multi-family residential, research & development, industrial, and new construction.

**Professional Experience**

From 2002 to 2012, Mr. Hill performed appraisal assignments for Fabbro, Moore & Associates, a real estate appraisal and consulting firm. The firm and its predecessor companies have been active in the San Francisco Bay Area since 1956.

**Education**

In 1996, Mr. Hill graduated with a Bachelor of Science degree in Agribusiness Marketing from California Polytechnic State University (Cal Poly), San Luis Obispo, California. In 2001, he graduated with an MBA in Finance from the University of San Francisco, San Francisco, California.

Mr. Hill has taken education courses or seminars, covering an extensive variety of topics. The subjects covered in those courses and seminars include but are not limited to real estate valuation principles, appraisal procedures, real estate finance, market analysis, highest and best use analysis, capitalization theory and techniques, case studies in real estate valuation, and standards of professional practice.

**Professional Affiliations**

Mr. Hill has been awarded the Certified-General Appraiser designation by the State of California (Certificate #AG038129). Certified-General is the highest level of certification available from the state. He also holds a Department of Real Estate Broker License from the State of California (Identification #01354890).

**Property Types Appraised**

Condominium conversions	Planned unit developments
Subdivisions	Vacant land
Apartment buildings	Mixed-use residential/commercial
Warehouses	Office buildings
Auto repair facilities	Industrial buildings
Commercial condominiums	Surgery centers
New construction	Research & development facilities
Shopping centers	Professional office buildings
Restaurants	Commercial retail properties
Medical office buildings	Age-restricted housing

**Assignment Purposes**

Purchase

Lending

Subdivision analysis

Estate

Leasehold interest

Proposed construction

Partial interest valuation

Rental survey analysis

**Geographical Counties of Expertise**

San Francisco

Santa Cruz

Santa Clara

Napa

Contra Costa

Sonoma

San Mateo

Marin

Alameda

Solano

**Financial Institutions**

Chase Bank

Heritage Bank

Liberty Bank

Hingham Savings and Loan

California Bank and Trust

Fremont Bank

Sterling Bank

**Application Software**

Argus (DCF Analysis)

Rockport VAL (DCF Analysis)

Dalorme (Mapping)

DaVinci (Sketching)

Microsoft Word (Narrative Reports)

Microsoft Excel (Spreadsheet Analysis)

Adobe Acrobat (Photographs and PDF Files)

**Representative List of Properties Appraised**

Offices/R&D

United Defense Campus  
1205 & 1450 Coleman Ave., Santa Clara  
295,750 SF campus of a major defense contractor

Former Esprit Data Processing Center  
955 Indiana Street, San Francisco  
18,685-square foot building

Industrial

Former Levitz Furniture Headquarters  
2121 Laurelwood Avenue, Santa Clara  
200,781-square foot showroom/warehouse

House of Bagels Factory and Warehouse  
1676-1688 Gilbreth Road, Burlingame  
18,000-square foot multi-tenant building

Air Cargo Handling Services  
238-242 Lawrence Avenue, South San Francisco  
80,525-square foot warehouse/office

Retail

Cartier, Union Square  
231-233 Post Street, San Francisco  
27,808-square foot retail/office property

Burlingame Plaza  
1819-1841 El Camino Real, Burlingame  
41,500-square foot retail pad anchored by  
Lunardi Foods

Laurel Village, Presidio Heights  
3527-3535 California Street, San Francisco  
9,436-square foot retail pad anchored by  
Pure Beauty

Moose's Restaurant, North Beach  
1652 Stockton Street, San Francisco

Gap Kids  
1380-1390 Burlingame Avenue, Burlingame

City Center Plaza  
910-990 Main Street, Redwood City

Residential Apartments

The Viscount  
745 South Bernardo Avenue, Sunnyvale  
Four-story, 147-unit apartment building

The Diplomat  
1050 Crestview Avenue, Mountain View  
Four-story, 124-unit apartment building

Wilshire Arms  
1380 El Camino Real, Millbrae  
Three-story, 55-unit apartment building

2201 Pacific Avenue, San Francisco  
Eight-story, 38-unit apartment building

1745 Van Ness Avenue, San Francisco  
Eight-story, 50-unit apartment building

1000 Green Street, San Francisco  
13-story, 62-unit apartment building

1310 Jones Street, San Francisco  
12-story, 56-unit apartment building

Land/Proposed Construction

400 Portola Road, Portola Valley  
Six-lot, senior housing development

1215 Delmas Avenue, San Jose  
Proposed residential housing development consisting  
of ten detached single-family homes

1275-1301 Indiana Street, San Francisco  
Proposed 77-unit, mixed-use condominium project

766 Harrison Street, San Francisco  
Proposed 98-unit, residential condominium project

1521 Sutter Street, San Francisco  
Proposed 28-unit, residential condominium project

1400 Van Ness Avenue, San Francisco  
Proposed project converting an underutilized  
building into four commercial condominiums