



## The Meridian Valuation Group

2021 The Alameda, Suite 370, San Jose, CA 95126 (408) 261-4300

### **Author's Competence:**

My name is John W. Hibbard. The majority of my undergraduate education was undertaken at Stanford University, and The Free University Berlin in West Germany.

I received my appraisal education from the Appraisal Institute, the Standards Board of the Appraisal Foundation, and The California Bankers Association. I have also attended various college-level courses and periodic seminars covering specific appraisal topics. I have appraised a wide variety of property types over the past thirty-eight years, including light industrial properties with unusual uses, special-purpose properties including cold storage facilities, leased port authority properties, and recreational islands.

I am the owner and Senior Appraiser of The Meridian Valuation Group. I hold a valid Certified General Appraiser Certificate issued by the Office of Real Estate Appraisers of the State of California. [#AG009239]

I have been designated a Certified Instructor of the USPAP by the Appraisal Qualifications Board of the Appraisal Foundation. [#10309]

I have special competence and experience in the USPAP compliance review of narrative appraisal reports, including a detailed understanding of the USPAP as well as the rules and regulations that govern appraisals intended for use by federally regulated financial institutions. I have served as an appraisal compliance review consultant to the Office of Real Estate Appraisers of the State of California as well as to more than forty federally regulated financial institutions. I have also consulted with the Federal Reserve Bank of San Francisco regarding appraisal compliance.

I am the author of several recent textbook articles treating the subjects of exposure time and subdivision analysis as well as an article in which I present a model program of appraisal review designed for use by federally regulated financial institutions.

Since 2006 I have been a frequent guest speaker at the symposium of Chief Credit Officers at the California Banker's Association's annual meeting.

## **History of Appraisal Experience:**

### ***Owner/Founder/Senior Appraiser The Meridian Valuation Group***

***1983-Present***

Review and critique real property appraisals performed by residential and commercial staff appraisers. Appraisal of single-family, multi-family residential, commercial and industrial properties of various types, including leasehold and leased fee estates in both narrative format and using preprinted report forms. In aggregate, the value of the properties appraised by The Meridian Valuation Group in the past decade exceeds four billion dollars.

In the course of the past decade I have prepared or supervised the preparation of more than 25,000 residential reports, and in the same time period I have personally performed in excess of 3,000 field reviews of residential reports.

The focus of my practice, however, is the review of narrative appraisal reports for federally regulated institutions to monitor compliance with the USPAP and federal supplemental standards.

### ***Junior Partner/Urban Land Research***

***1981-1983***

Campbell, California

(James Free, MAI, Senior Partner, [408] 370-2200)

Performed numerous residential appraisal assignments

### ***Residential Loan Agent***

***1977-1981***

Allstate Savings and Loan, San Jose, California

Gibraltar Savings and Loan, San Jose, California

Great Western Savings and Loan, San Jose, California

### ***Staff Appraiser***

***1975-1976***

Union Bank, Oakland, California

Performed Commercial and Industrial Appraisal Assignments  
in California, Oregon and Colorado

### ***Staff Appraiser***

***1972-1974***

Home Savings, San Jose, California

Performed Residential Appraisal Assignments

in San Mateo, Marin, Alameda and Santa Clara Counties.

## **General Education:**

My education includes four years at Stanford University, one year at Trinity University, one year at the Free University, Berlin, West Germany, as well as summer courses at the University of California at Berkeley.

## **Professional Training:**

### ***I have successfully completed the following Appraisal Institute courses:***

Real Estate Appraisal Principles	1982
Basic Valuation Procedures	1982
Standards of Professional Practice	1982
Residential Valuation	1982
AIREA Standards Update	1989
Appraisal Regulations of the Federal Banking Agencies	1990
Capitalization Theory and Techniques	1991
FIRREA: Overview and Practical Applications	1993
Subdivision Analysis Seminar	1994
Advanced Residential Form and Narrative Report Writing	1995
Uniform Standards of Professional Appraisal Practice	1997
Federal & State Real Estate Appraisal Regulations	1997
Attacking and Defending the Appraisal in Litigation	1999
Federal and State Appraisal Regulations	2000
Standards and Ethics for Professionals	2003
The Professional's Guide to the URAR	2005
Appraising Manufactured Housing	2007
Business Practices and Ethics	2009
General Market Analysis and Highest and Best Use	2009
A Regulators Perspective on Banking Conditions in the West	2010

### ***Sponsored by the California Mortgage Bankers Association***

FIRREA Compliance and Documentation for Appraisers	1993
Real Estate Regulatory Update	1995
Legislative, Regulatory and Compliance Conference	1996

### ***Sponsored by the Appraisal Foundation***

Appraisal Standards Board USPAP Informational Conference	1994
USPAP Standards Update	1995
USPAP Standards Update	1996
USPAP Instructor's Training Seminar	1996-2001
USPAP National Course for Instructors	2002-2008
AQB Certified USPAP Instructor Renewal	2010-2011

**Professional Certifications:**

**I hold a Certified General Certificate #AG009239 issued by the Office of Real Estate Appraisers, State of California.**

**I am a General Associate Member of the Appraisal Institute [#433127].**

**I am one of only a small number of national instructors of the USPAP to be certified by the Appraisal Qualifications Board [#10309].**