

**QUALIFICATIONS  
OF  
JAMES S. MONTE  
(SCGRE #RG 00328)**

**EMPLOYMENT**

1/88—Present	President Benchmark Appraisal, Inc. Sea Girt, New Jersey
09/82—12/87	Senior Vice-President Regional Manager Residential Properties City Appraisal Services, Inc. Bridgewater, New Jersey
06/79—08/82	Chief Appraiser Federal Appraisal Associates Toms River, New Jersey
11/76—05/79	Staff Appraiser City Federal Savings and Loan Association Elizabeth, New Jersey
05/76—11/76	Field Inspector Municipal Revaluations, Inc. Avon, New Jersey

**EDUCATION**

**College**

1975	Bachelor of Arts in Economics Rutgers College New Brunswick, New Jersey
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**Real Estate Appraisal Courses**

**The Appraisal Institute (AI, formerly AIREA)**

10/03	AI – Business Practices & Ethics – Course 420 (7 Hrs)
10/03	AI – USPAP – Standards & Ethics for Professionals – Course 400 (7.5 Hrs)
12/99	Business Learning Center, Inc. – HUD/FHA Appraisal Using New HUD (7 Hrs)
10/99	AI – Standards of Professional Practice Course 430-C
10/94	AI – Standards of Professional Appraisal Practice Part A
10/94	AI – Standards of Professional Appraisal Practice Part B
10/90	AI – Capitalization Theory & Techniques – A
06/88	AI – Standards of Professional Practice
10/86	AI – Capitalization Theory and Techniques – B
03/84	AI – Market Analysis
02/82	AI – Valuation Analysis and Report Writing
12/81	AI – Case Studies in Real Estate Valuation

**EDUCATION** (Continued)

**Society of Real Estate Appraisers Courses & Seminars (SREA)**

04/89	Applied Income Property Valuation Seminar
05/88	Demonstration Appraisal Report Mini – Clinic
10/86	Narrative Report Writing Seminar
06/86	Completing the URAR Form
11/84	Cash Equivalency & Creative Financing
05/80	R-II Residential Case Study Examination
06/78	Course 301 Advanced Real Estate Analysis
11/76	Course 201 Income Property Appraisal
05/76	Course 101 Residential Appraisal

**Partial List of Real Estate Appraisal Seminars**

09/06	AI – 11 <sup>th</sup> Annual September Symposium (7.5 Hrs)
12/05	Business Learning Center, Inc. – Web Data Sources (CE62) – (7 Hrs)
12/05	Business Learning Center, Inc. – 7 Hour National USPAP Update Course (CE55) – (7 Hrs)
08/05	School of Real Estate Appraising, Inc. – The New Fannie Mae Appraisal Reports (7 Hrs)
10/04	AI – 2 <sup>nd</sup> Annual Fall Conference (6 Hrs)
09/04	AI – 9 <sup>th</sup> Annual September Symposium (7.5 Hrs)
09/03	AI – September Symposium (7.5 Hrs)
09/02	AI – September Symposium 7.5 Hrs)
06/02	AI – 66 <sup>th</sup> Annual Princeton Conference (7.5 Hrs)
06/02	AI – 66 <sup>th</sup> Annual Princeton Conference (7.5 Hrs)
10/01	AI – September Symposium (7.5 Hrs)
06/01	AI – Annual Princeton Conference (7.5 Hrs)
01/01	Green Acres Appraisal Conference (3.5 Hrs)
09/00	AI – 5 <sup>th</sup> Annual September Symposium (7.5 Hrs)
06/00	AI – 64 <sup>th</sup> Annual Princeton Conference (7.5 Hrs)
06/99	AI – Annual Princeton Conference
06/98	AI – Annual Princeton Conference
09/97	AI – Appraisal Symposium
06/97	AI – Annual Princeton Conference
06/96	AI – 60 <sup>th</sup> Annual Princeton Conference
06/95	AI – Annual Princeton Conference
03/95	IFA – Basic Residential HUD Appraisal Requirements
06/94	AI – 58 <sup>th</sup> Annual Princeton Conference
11/93	AI – How to Inspect and Evaluate the Physical Condition of a Property
09/93	AI – 2 <sup>nd</sup> Annual Appraisal Symposium
06/93	AI – Annual Princeton Conference
06/92	AI – Annual Princeton Conference
09/91	AI – State Certification Exam Prep Seminar

## **PROFESSIONAL AFFILIATIONS**

Candidate for MAI Designation – Appraisal Institute – Central New Jersey Chapter

Candidate for SRA Designation – Appraisal Institute – Central New Jersey Chapter

Past First Vice President, Director and Chairman of Education Committee – Central New Jersey Chapter of the Appraisal Institute

HUD/FHA Register (Completed Exam 12/99)

## **LICENSES**

New Jersey State Certified General Real Estate Appraiser – #RG 00328

Licensed Real Estate Salesman in the State of New Jersey – #SP-78S8241

## **EXPERT HISTORY**

I have been qualified and testified as a real estate expert before various Municipal Boards and County Tax Boards.

I have been qualified as a real estate appraisal expert and testified for the New Jersey Department of Transportation at condemnation hearings.