



Ronald M. Gold, ASA, RICS



New York State Certified General Real Estate Appraiser, Lic. #:46000000713
190 Riverside Drive • New York, New York 10024

Phone: 212-769-8906 • Fax: 212-769-8907

E-mail: ronald.gold@verizon.net Web site: www.goldappraisal.com

Professional Qualifications

Ronald M. Gold has been actively involved in the appraisal of New York City commercial and residential real estate since 1980. Assignments have ranged from coop and condo conversions of existing and newly constructed multi-family low-rise to high-rise apartment buildings, industrial and mixed-use loft buildings and vacant land. Since 1983 Mr. Gold has operated his own real estate appraisal practice. In 1991, he became one of the first 300 appraisers to become Certified in New York State as a General (Commercial & Residential) Real Estate Appraiser. Additional appraisal assignments include the valuation of Foreign Governmental Consulates and Missions to the UN, loft and garage buildings, small office buildings, single-family townhouses, coop/condo units and low- and high-rise apartment buildings in New York City.

Reports have been prepared for a variety of clients including third party relocation companies such as Prudential, Cendant Mobility and ReMax Relocation. Corporate clients include General Motors, Philip Morris, Time-Warner, Procter & Gamble, IBM, Exxon, Mobil, CITICORP and JP Morgan Chase. Reports have also been prepared in connection with matrimonial dispute valuations, insurable value of landmark buildings, estate tax valuations and business dissolution valuation disputes for a variety of law firms, accounting firms, private investors, cooperative and condominium boards, churches of a variety of denominations, the New York State Attorney General's Office, the New York State Supreme Court, the New York State Surrogate's Court, the FDIC, The U.S. Bankruptcy Court and other governmental clients.

Ronald M. Gold is a New York State Certified instructor for the New York State Real Estate Salespersons' and Brokers' courses. He is a qualified instructor for the Real Estate Board of New York (REBNY) and the Greater Harlem Real Estate Board (GHREB), specializing in presenting courses for NY State Real Estate Brokers' and Salespersons' licensing as well as continuing education and homebuyer education. In 1986, **Mr. Gold became an expert witness for the New York State Attorney General's Office. He has been qualified and has testified at least 15 times as an expert witness before NY State Supreme Court, NY County**, on matrimonial, estate and property damage cases. He is a Certified Marshall & Swift Commercial Cost Approach Appraiser.

Mr. Gold is a Licensed Real Estate Broker in the State of New York, and was the 1999-2000 President of the New York City Chapter #30 of The American Society of Appraisers.

He is the 2009-10 First Vice President of the Greater Harlem Real Estate Board (GHREB)

He is the 2009-10 NY State Director for the American Society of Appraisers (ASA)

Professional Affiliations

- Employee Relocation Council
- RICS Designation (Member, Royal Institute of Chartered Surveyors)
- Instructor - REBNY (Real Estate Board of New York)
- Vice President / Instructor - GHREB (Greater Harlem Real Estate Board)
- American Society of Appraisers (A.S.A. Designation) / President, 1999-2000, NYC Chapter #30



Ronald M. Gold, ASA



Academic Background

B.S. Degree, 1974, The Mannes College, New York, New York

Appraisal Institute

Attended the AI "Transferable Development Rights: Selling Air" Seminar (June 15, 2004) (3 Course Hours)
Attended the AI Seminars "Maximizing the Value of an Appraisal Practice" and "The Essentials – What Every Appraiser Should Know" and "Current Issues & Misconceptions in Appraisals" and "Attacking and Defending an Appraisal in Litigation III" (September 22-23, 2005) (16 Hours)
Attended the AI Seminar: "2006 Changes to USPAP: The Demise of Departure" (Nov. 21, 2005, 2 Hours)
Attended the AI Seminar: "Trends and Projections Affecting Real Estate Values" (Dec. 5, 2005, 7 Hours)
Attended the AI Seminar – "7-House USPAP Update and upcoming 2010 Changes" (Sept. 16, 2009)

ASA (American Society of Appraisers)

Attended the ASA Int'l Conference, Tampa, FL (July, 2003) (22 Hours)
Attended the ASA "Uniform Standards of Professional Practice And Passed the USPAP Exam" (April 28-29, 2004) (15 Course Hours) (+1-Hour Exam)
Organized, Moderated and Attended the ASA Easements Seminar in Washington D.C. (October 22, 2004) (7 Hours)

Rent Stabilization Association

Attended Seminars: "Managing Rent Regulated Property in NYC" NY, NY (April 1, 2004) (7 Hours) **AND** (October 28, 2004) (7 Hours)

Lorman Business Center, Inc.

Organized, Taught and Attended the Seminar: "Real Estate Development From Start to Finish" New York, New York (August 23, 2004) (7 Hours)
(October 27, 2004) (Carle Place, NY) (7 Hours)
Taught and Attended the Seminar "7 Major Concerns for Hi-Rise Development" – NY, NY (May, 2007) (7 Hours)

McKissock Appraisal School

Attended Seminar: "Appraiser As Expert Witness" (November, 2002) (7 Hours)
Attended Seminar: "Real Estate Damages" (November, 2002) (7 Hours)

Victorian Society in America

Attended Seminar: "The Gilded Age" Newport, RI (June, 2003) (60 Hours)
(Facades and Interiors of 17th through early 20th century historic homes and government buildings in Rhode Island and Massachusetts)

ICA (Institute for Classical Architecture)

Attended Seminar: "Architectural Literacy" (December, 2004) (6 Hours)

Ivy Real Estate Education / NYS Licensing Course

Attended National USPAP (Uniform Standards of Professional Appraisal Practice") (June 15, 2005) (7 Hours)

Westchester County Society of Real Estate Appraisers, Inc. / NYS Licensing Course

Attended "How to Prepare The New FNMA Forms That Are Effective 11/1/05" (Sept. 30, 2005) (7 Hours)

Marshall & Swift, On-Line Course with Exams, / NYS Approved Licensing Course

Completed and Passed Exams For On-Line "Commercial Cost Approach" (November 3, 2005) (7 Hours)



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SELECTED Corporate and Governmental CLIENT LIST

AOL Time-Warner Communications

AT&T

Bank of America

Barclays PLC

Celanese Corp.

City of New York (ACS) (HPD)

Citigroup

Columbia Pictures

D.E. Shaw & Co.

Dun + Bradstreet

Eastman Kodak

Eli Lilly & Co.

ExxonMobil

General Motors

General Electric

Goldman Sachs

Government of the Bahamas Commonwealth

Government of Canada

Government of Colombia

Government of France

Government of Latvia

Government of Namibia

Government of Norway

Government of Ukraine

IBM

JP Morgan Chase

Internal Revenue Service (IRS)

Kraft General Foods

Lehman Brothers

MacDonald's Corp.

Natexis Banque/BFCE

Philip Morris

Pfizer International

Prudential Relocation Management

Procter & Gamble

Royal Lepage Corporation (CANADA)

SIRVA Relocation

State of New York (Attorney General's Office)

Toronto Dominion Bank

U.S. Trust Company of New York

U.S. Veterans Administration

Walt Disney Corp.

Young & Rubicam

THE NEW YORK OBSERVER

Divorce, Manhattan Style

On an island where the average apartment costs over a million dollars, real-estate appraisers play major roles in the courtroom drama

BY TOM ACITELLI

April 23, 2007

Ronald M. Gold has been a real-estate appraiser in New York for nearly three decades. And in that time, he said, he has learned at least one thing.

“I don’t trust anyone or anything except public records, signed leases and corroborated information,” he said.

For Manhattan appraisers, this brutally objective approach to real estate swings acutely into action in one particular area—divorces. On an island where apartment prices now average over \$1.2 million, the divvying up of real estate can leave nothing to whim or to estimation.

Appraisers, like attorneys, become capos in often bitter family wars, paid witnesses to the painful and sometimes sordid testimony of broken-hearted and vindictive Manhattanites.



RONALD M. GOLD

Ronald Gold says real-estate appraisals can be like detective work.

UNIQUE ID NUMBER
46000000713

State of New York
Department of State

DIVISION OF LICENSING SERVICES

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

GOLD RONALD M
C/O RONALD M GOLD INC
190 RIVERSIDE DRIVE
NEW YORK, NY 10024

FOR OFFICE USE ONLY
Control No. 50558

EFFECTIVE DATE
MO. DAY YR.
10 22 09

EXPIRATION DATE
MO. DAY YR.
10 21 11

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

LORRAINE A. CORTES-VAZQUEZ
SECRETARY OF STATE



International Headquarters • 555 Herndon Parkway • Suite 125 • Herndon, VA 20170 • (703) 478-2228 • Fax (703) 742-8471 • www.appraisers.org

March 9, 2009

Mr. Ronald M. Gold, ASA
Ronald M. Gold ASA
190 Riverside Dr
New York, NY 10024

email: ronald.gold@verizon.net
phone: (212) 769-8906

Dear Mr. Gold:

It is a pleasure to inform you that you have satisfactorily fulfilled the Reaccreditation Program criteria outlined in Article IX, Section 3 (D) of the American Society of Appraisers Constitution.

Your new ASA Reaccreditation Certificate is enclosed. This certificate is suitable for framing, is reproducible and can be included with your appraisal reports in lieu of the reaccreditation statement. It indicates your reaccreditation through April 27, 2014 and constitutes documentation of your successful participation in a professional continuing education program that has been designed to assure that maximum effective valuation counsel is offered to the public.

Please accept our best wishes for your continuing development in your profession.

Sincerely,

A handwritten signature in cursive script that reads 'Donna J. Walker'.

Donna J. Walker, ASA
Chairman, Int'l Board of Examiners
Enclosure

cc: Chapter President #030
Regional Governor #1



The American Society of Appraisers

Attests that

RONALD M. GOLD, ASA

has successfully participated in the
Society's mandatory Reaccreditation Program
and has complied with its continuing education requirements,
as set forth in the organization's Constitution, Bylaws and
Administrative Rules. Therefore, formal reaccreditation has
been granted by the International Board of Governors and will
remain valid through

April 27, 2014



Ronald M. Lewis

International President

Donna J. Walker
Chairman, Int'l Board of Exami