



Ronald M. Gold, ASA, MRICS



New York State Certified General Real Estate Appraiser, Lic. #:46000000713
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Professional Qualifications

Ronald M. Gold has been actively involved in the appraisal of New York City commercial and residential real estate since 1980. 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. Assignments have ranged from the valuation of Foreign Governmental Consulates and Missions to the UN to loft and garage buildings, small to mid-sized office buildings, single-family townhouses, coop/condo units and low- and hi-rise mixed-use apartment buildings in New York City.

Reports have been prepared for a variety of clients including Goldman Sachs, Pfizer, General Motors, 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, the US Treasury Dept., the Internal Revenue Service and other governmental clients.**

Ronald M. Gold has lectured over 10 times during the period 2006-2012 at the **CUNY Baruch College Steven Newman Institute** on "Current Events in Real Estate Development" on the graduate and undergraduate levels. He 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 20 times as an expert witness before NY State Supreme Court, NY County, Westchester County, Queens, County, Kings County and Bronx County** on matrimonial, estate and property damage cases.

Mr. Gold is a Licensed Real Estate Broker in the State of New York.
He organized and co-chaired the first Mock Trial on Divorce Valuation at the ABCNY in 2007

Professional Affiliations

- **ASA ("Accredited Senior Appraiser" Designation, American Society of Appraisers (www.appraisers.org))**
- **RICS Designation (Member, Royal Institute of Chartered Surveyors)**
- **First Vice President / Instructor - GHREB (Greater Harlem Real Estate Board) 2005-2014**
- **President, NYC ASA Chapter #30, 1999-2000**



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Academic Background

B.S. Degree, 1974, The New School University, New York, New York

Appraisal Institute

- Attended the AI Seminar: “7-Hour USPAP 2010 Update Course”
(February, 2014) - 7 Hours)
- Attended the AI Course “Appraising the Appraisal”
(December, 2013) (7 Course Hours)
- Attended the AI Course “Complex Litigation Appraisal Case Studies”
(April, 2013) (7 Course Hours)
- Attended the AI Course “7-Hour National USPAP Update”
(November, 2012) (7 Course Hours)
- Attended the AI Course “Real Estate Synergies: Arts, Sciences and Infrastructure”
(September, 2012) (5 Course Hours)
- Attended the AI Course “The Lending World in Crisis – What Clients Need Their Appraisers To Know Today”
(March, 2011) (7 Course Hours)
- Attended the AI Seminar: “Resolution of Real Estate Valuation Disputes: Negotiation, Mediation,
Appraisal, Arbitration and Litigation (May 13, 2010) (7 Hours)
- Attended the AI Seminar: “Hotel Appraisals – New Techniques” (March 4, 2010) (7 Hours)
- Attended the AI Seminar – “7-Hour USPAP Update and upcoming 2010 Changes” (Sept., 2009)
- Attended the AI Seminar: “7-Hour USPAP 2010 Update Course” (May, 2010 - 7 Hours)

ASA (American Society of Appraisers)

- Attended the “7-Hour National USPAP Update”
(April, 2014) (7 Course Hours)
- Attended the ASA Int’l Conference, Phoenix, AZ (October, 2012) (20 Hours)
- Organized, Moderated and Attended the ASA Easements Seminar in
Washington D.C. (October 22, 2004) (7 Hours)
- IRS Appraisal Review Process (April 24, 2010) (5.5 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)

B’Nai B’rith Real Estate

- Lecturer: “The Bear Stearns Building Valuation” (April, 2007) (2 Hours)
- Lecturer: “The Stuyvesant Town Debt Mess” (February, 2010) (2 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)

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

Bankruptcy Court
Surrogates Court – Queens County
NY State Supreme Court – New York County
State of New York (Attorney General's Office)
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
Internal Revenue Service (IRS)
JP Morgan Chase
Kraft General Foods
Lehman Brothers
MacDonald's Corp.
Natexis Banque/BFCE
Philip Morris
Pfizer International
Prudential Relocation Management
Procter & Gamble
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

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EFFECTIVE DATE
MO. | DAY | YR.
10 | 22 | 13

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

EXPIRATION DATE
MO. | DAY | YR.
10 | 21 | 15

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

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.

CESAR A. PERALES
SECRETARY OF STATE



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www.appraisers.org

April 25, 2014

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, 2019 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 black ink, appearing to read 'Douglas R. Krieser', is written over a faint, circular watermark or background.

Douglas R. Krieser, 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 Recreditation 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, 2019


International President


Chairman, Int'l Board of Examiners

