



**Quick • Complete • Accurate  
Residential Property Appraisal**

**Serving South West Florida  
Lee • Collier • Charlotte  
and  
Hendry Counties**

**Valuation for Estate & Insurance  
First & Second Mortgages and  
Property Tax Appeals  
Expert Witness**



*Specializing in Residential Property  
Serving Southwest Florida  
Lee County  
Collier County  
Charlotte County  
Hendry County*

*Rev. 3/8/06*

Thank you for your interest in Royal Palm Real Estate Appraisal, Inc. We are honored to have the opportunity to serve you and your clients.

**Our promise to you:** Fast Accurate, Complete and professional Appraisal Service and if necessary weekend appointments to facilitate timely turnaround and delivery.

Our pricing is as follows:

<b>Fee Type</b>	<b>Fee</b>	<b>Turnaround</b>
Drive-by	\$250*	3-5 days
Singel Family Residential	\$300*	3-5 days
Vacant Land	\$250*	3-5 days
Condo/Townhouse	\$350*	3-5 days
Manufactured Housing	\$350*	3-5 days
Proposed Structure	\$400*	3-7 days
Multi-Family (1-4 Units)	\$400*	3-7 days
Rent Schedule	\$100	3-7 days
Additional Trip Fee	\$ 75	N/A
Expert Witness	Quoted per	As agreed

\*Fees as listed are for payment at inspection. Add \$50 for payment at close. Payment at close requires a personal guarantee from the individual or firm placing the order. Payment in full is expected within thirty days from the date of inspection.

\*For Charlotte, Collier and Hendry Counties add \$50 to the base fee.

\*Homes over 3000 square feet add \$100 to the base fee.

Please feel free to contact us anytime with your questions. You can also place your orders on-line at [www.royalpalmrea.com](http://www.royalpalmrea.com).

We look forward to serving you and hope to hear from you soon.

Sincerely,

Richard H. Thompson  
Florida State Certified Appraiser  
#RD 4905

### QUALIFICATIONS OF APPRAISER

**Richard H. Thompson**

Florida State Certified Appraiser # RD 4905

*Ranger Realty, Inc. - Appraisal Services*

P. O. Box 1542, Ft. Myers, FL 33902

Phone: 239-337-3454

Fax: 239-337-3454 e-mail: [snester011@earthlink.net](mailto:snester011@earthlink.net)

### PROFESSIONAL AFFILIATIONS

Former Member - National Association of Real Estate Appraisers

Inactive - Certified Real Estate Appraiser PA# RL:-001373 L

Active - Certified Real Estate Appraiser FL# RD 4905

Former Member - Central Montgomery County Board of Realtors

Former Member - Pennsylvania Association of Realtors

Former Member - National Association of Realtors

Member - National Employee Relocation Council - ERC

Pennsylvania Real Estate Broker License #RM028702A since 1976

Licensed Pennsylvania Real Estate Sales since 1968

Approved Appraiser - CREA #43646

### EDUCATIONAL BACKGROUND

Pottstown High School - 1963 - 1966

York College of Pennsylvania - 1966 - 1968

Associate Bachelor of Science Degree: Business Administration

Albright College - 1968 Business Administration

Penn State University - 1969-1976

Real Estate Law, Residential Real Estate Appraising, Real Estate Appraisal Principles, Real Estate Valuation and Analysis, Standards of Practice and Ethics, Real Estate Appraising I, Real Estate Appraising II, Real Estate Appraising III, Appraisal of Commercial Real Estate, and various other Real Estate and Appraisal Courses.

### EXPERT TESTIMONY

1. Qualified as an Expert Witness in Montgomery County Court of Common Pleas.
2. Montgomery County Jury of View, Expert Witness regarding condemnation valuation.
3. Qualified as an Expert Witness in Chester County Court of Common Pleas.
4. Expert Witness, Berks County Board of Assessment Appeals.
5. Expert Witness, Montgomery County Board of Assessment Appeals.

**Richard H. Thompson**

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BUSINESS EXPERIENCE

Residential, Commercial and Industrial Real Estate Sales since 1968

Owner of Real Estate Brokerage Firm since 1972

Real Estate Broker since 1976

Certified Real Estate Appraiser - PA# RL-001373 L

Certified Real Estate Appraiser - FL# RD-4905

FAA Private Pilot License # 164407635 since 1977 - Aerial

Photography experience regarding appraisals.

MILITARY

United States Army Active Duty - 1968-1969.      Honorable Discharge

United States Army Reserve - 1969-1974.      Honorable Discharge

Pennsylvania National Guard - 1974 - 1975.      Honorable Discharge

PARTIAL LIST OF CLIENTS

Philadelphia Electric Co.

PHH Home Equity

Genesis Relocation

Bank of Pennsylvania

National Bank of Boyertown

Employee Relocation Council

Argonaut - General Motors

Meridian Bank

Berks County Bank

Continental Bank

Midlantic Bank

Patriot Savings Bank

Merrill Lynch Relocation

Prudential Relocation

First Federal Savings and Loan Association

Numerous Law Firms and individual references available on request.

# Donald Park Alcorn

4101 Rainbow Dr • Fort Myers • Florida 33916 • Phone 1-239-218-1911

## *-Current-*

FLORIDA STATE CERTIFIED RESIDENTIAL APPRAISER CERTIFICATION #RD7032, PRESIDENT ROYAL PALM REAL ESTATE APPRAISALS, INC., 4101 RAINBOW DR, FORT MYERS, FLORIDA 33916

Additional experience includes five years as Michigan Licensed Real Estate Agent and a B.S. in Advertising from the University of Florida, Gainesville, Florida.

## *-Marketing/Public Relations Executive-*

Achievement oriented marketing professional with diversified experience in the management of integrated advertising, public relations, publishing, concept development, graphic design programs. Strong Mac/PC skills with excellent multi-tasking and organizational aptitude. Sound research and documentation abilities. Extensive experience in radio, television, print and electronic media. Proven communication record with professional award trail. Solid credentials.

## *-Skills Summary-*

<ul style="list-style-type: none"><li>• Marketing Management</li><li>• Public Relations</li><li>• Local/National Promotions</li><li>• Direct Marketing</li></ul>	<ul style="list-style-type: none"><li>• Media Sales/Reporting</li><li>• Media Purchases/Reporting</li><li>• Program Syndication</li><li>• Corporate Identity</li></ul>	<ul style="list-style-type: none"><li>• Public Service Campaigns</li><li>• Integrated Marketing</li><li>• Ad Copy/Design/Production</li><li>• Creative Conceptualization</li></ul>
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## *-Work Experience-*

**Granite Transformations & Da Vinci Granite, Albuquerque, NM:** Sub-contractor sales representative for the northern New Mexico area. Company specializing in replacement engineered granite counter-tops and natural granite counter-tops. Provided high closing ratio of over 50% of company supplied leads and marketing and advertising consultation related to lead development. Project/Job estimates required accurate quotes based on sales representative drawings, measurements, and square foot pricing.

**New Mexico Marketplace Magazine-Chaco Canyon Publishing, Albuquerque, NM:** Sub-contractor sales representative for northern New Mexico area. Included marketing and advertising consultation related to marketing to the northern New Mexico area which presented inroad obstacles to sales growth unlike those of any other area in the state.

**Sears Roebuck & Company, Santa Fe, NM:** Appliance Sales-responsible for selling refrigerators, stoves, microwaves, dish washers, including installation and sale of warranties. Also include responsibility for sales floor presentation and inventory.

**Milestone, Inc., Santa Fe, NM:** Responsible for the management of Sales, Marketing and Yard personnel. Included writing job descriptions for all employees, merchandising management for the showroom, yard and warehouse. Implemented Milestone's first advertised midwinter sale and improved early year sales and cash flow by bringing the company from behind to ahead in sales compared to the fall and winter quarter of the previous year.

email: da@royalpalmrea.com

**The Park Gallery, Inc., Clawson • MI:** Owner - Native American Antiquities Gallery offering pre-historic and historic Midwest, Southeast, Plains and Northwest pottery, baskets, weavings, beadwork, points, axes, drums and prints. Responsibilities included the design and renovation of space, logo and stationary, communications systems, acquisition and display of all merchandise, marketing and internal, external and internet sales.

**Alcorn Associates, Inc., Troy • MI:** President – Marketing Consulting firm specializing in the development of corporate identity programs for small to medium sized businesses. Functions included sales and design of corporate logos, ads for newspaper, magazine, radio, television, media planning and placement.

**allegro international, inc., Troy • MI:** President - Firm specializing in the development and implementation of integrated multi-media promotions and programs. Marketing Consultant - Media Specialist - managed all corporate functions and client project/programs, including sales, market research, creative concept, multi-media production, direct marketing, public relations, media placement, media reporting, billing and corporate records.

**Frey/Alcorn Associates, Inc., Birmingham • MI:** President/Partner - Full Service Integrated Advertising Public Relations Agency. Instrumental in growth from the first client to over 3 million in capitalized billing. Management functions included creative concept, marketing planning, overseeing radio, television and print production, media purchases, public relations and all new business client services.

**WCZY AM/FM Detroit, MI • Gannett Broadcast Group:** Vice President General Sales Manager. Responsibilities included development of local and national sales, promotion, office management and systems development, participation in physical plant construction and eventual AM and FM combination sales management.

**CKIW AM/FM Windsor/Southfield, MI • Baton Broadcasting • Southfield • MI:** Regional Sales Manager. Responsibilities included promotion, local and regional sales. Produced direct and agency billings in excess of \$650,000 annually, while also increasing outstate Michigan, Ohio and Pennsylvania billings. Consistently Top Sales Person.

**WCAR AM/FM Detroit, MI • Levinson Broadcasting Southfield • MI:** Promotion Manager/Account Executive. Responsibilities included station promotion; on air, external, and local/national client promotion, direct and agency sales, copywriting, public service coordination, licensing ascertainment and station barter agreements.

**Additional Experience:** Sarris & Associates - Sales Manager Marketing Director for advertising agency specializing in Oldsmobile Dealer Group Advertising. Mars Advertising - VP Marketing and New Business Development. Telemarketing Sales Management.

**Speaker/Lecturer Circuit:** Institute of Outdoor Advertising • Adcraft Club of Detroit Communications Seminars • Guest Lecturer Oakland Community College.

**Affiliations/Associations:** Adcraft Club of Detroit • Detroit Producers Association • Michigan Association of Broadcasters • Bloomfield Hills Optimist Club, Past President, Founding Member • Michigan State Optimist Center for Youth at Risk, Board of Directors.

**Education:** BS University of Florida - Major Advertising

**Military Service:** United States Navy - Assistant Navigator, Admiralty Flagship USS MacDonough DLG8. Honorable Discharge.

#### ***-Awards-***

**Silver Star Award:** "Michigan Legacy" Direct Marketing Association Detroit, Best Campaign of the Year.

**Addy Award:** "Pink Shoelaces", Hite Photo, Best Regional Television Campaign, Advertising Age.

**Direct Marketing Award:** Tower Bus, Direct Marketing



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**APPRAISAL ORDER**

DATE \_\_\_\_\_  
CLIENT/COMPANY \_\_\_\_\_  
CONTACT NAME \_\_\_\_\_  
COMPANY ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_ CELL \_\_\_\_\_  
EMAIL \_\_\_\_\_ CC: \_\_\_\_\_  
LENDER \_\_\_\_\_

**PROPERTY TO BE APPRAISED**

ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
OWNERS \_\_\_\_\_ PHONE \_\_\_\_\_  
BORROWER \_\_\_\_\_ PHONE \_\_\_\_\_  
LOAN TYPE  CONV.  FHA#  REFI  
CLASS  SFR  LAND  MULTI  MANUFACTURED  
COMMENTS \_\_\_\_\_

SALE PRICE \_\_\_\_\_ CONTRACT DATE \_\_\_\_\_ CLOSING DATE \_\_\_\_\_  
AGENT/BROKER \_\_\_\_\_ PHONE \_\_\_\_\_  
BUILDER IF PROPOSED \_\_\_\_\_  
ENTRY CONTACT \_\_\_\_\_ PHONE \_\_\_\_\_

**SEND PAYMENT TO THE ADDRESS BELOW • ORDER ON-LINE: [www:royalpalmrea.com](http://www:royalpalmrea.com)**

		DATE
<b>CERTIFICATE OF LIABILITY INSURANCE</b>		01/10/07
<b>PRODUCER</b>	<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.</p> <p style="text-align: center;">COMPANIES AFFORDING COVERAGE</p>	
REO Advisors, Inc. P.O. Box 8806 Coral Springs, FL 33075		
<b>RICHARD THOMPSON dba RANGER REALTY, INC.</b> P. O. BOX 1542 FT. MYERS, FL 33902		
<b>COMPANY</b>		
A CNA Insurance Company		
<b>COMPANY</b>	B	
<b>COMPANY</b>	C	
<b>COMPANY</b>	D	

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/RR/YY)	POLICY EXPIRATION DATE (MM/RR/YY)	LIMITS	
	GENERAL LIABILITY COMPREHENSIVE FORM				SODLY INJURY OCC	\$
					SODLY INJURY AGG	\$
A	OTHER Appraisers' E&O Insurance	II 34920-B52635	01/19/2007 Retro coverage 1/19/2005	01/19/2008	1,000,000.00 Deductible \$2,500	1,000,000.00
<b>DESCRIPTION OF SPECIAL ITEMS</b>						
Appraisals' Errors and Omissions Professional Liability						

**CANCELLATION**

CERTIFICATE HOLDER	
	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY</p> <p>AUTHORIZED REPRESENTATIVE <i>Kent G. ...</i></p>