

PROFESSIONAL QUALIFICATIONS

Daniel F. Sciannameo, MAI

President

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MEMBERSHIPS

Appraisal Institute (MAI)

Real Estate Board of New York – 2004 Appraisal Committee Chair

American Arbitration Association (Neutral)

CERTIFICATIONS/LICENSES

New York State Certified General Real Estate Appraiser #46-4262

New Jersey Certified General Appraiser #42RG00246700

New York State Approved Appraisal Instructor

New York State Approved Real Estate Instructor

PROFESSIONAL ACTIVITIES/OFFICES

The Appraisal Institute

Past President – Metropolitan New York Chapter (2004)

Past Board Member – Metropolitan New York Chapter

PUBLICATIONS/ARTICLES

New York County Lawyers Association (CLE Program)

Special Nature of Real Estate Appraisals in Condemnation Proceedings

Special Nature of Real Estate Appraisals in Matrimonial Proceedings

Special Nature of Real Estate Appraisals in Tax Certiorari Proceedings

EDUCATION

Bachelor of Science - City University of New York (CUNY)

Appraisal Institute Courses

1A1: Real Estate Appraisal Principles

1A2: Basic Valuation Procedures

1BA: Capitalization Theory & Techniques Part A

1BB: Capitalization Theory & Techniques Part B

SPP: Standards of Professional Practice

2-1: Case Studies in Real Estate Valuation

2-2: Valuation Analysis & Report Writing

430: Standards of Professional Practice Part C

400: USPAP Update 2003 - Standards & Ethics for Professionals

420: Business Practice & Ethics

720 Condemnation Appraising: Advanced Topics & Applications

NYU Real Estate Institute Courses

Real Estate Research & Market Analysis

Business/Financial Mathematics for Real Estate

American Arbitration Association

Arbitration Fundamentals and Best Practices

Appraisal Institute Seminars

Appraising Troubled Properties

The Appraisal of Apartment Buildings

Business Valuation & the Real Estate Appraiser

NYC Apartment Buildings Case Studies

Co-op Valuation for Mortgage Financing

The Global Real Estate Marketplace

Intl Symposium - Globalization of Real Estate

Business Enterprise Valuation

Internet Search Strategies

Govt. Impact on Real Estate & NYC Real Estate Trends

Analysis of the Sale & Resale of 900 Third Ave.

One Bryant Park - The Real Deal

Appraisal Institute: The Pathway to Professionalism

Real Estate Economic Forecast

NYS Appraisal Licensing

NYC Investment and Development in Class B & C Properties

NYC Market Fundamentals - Leasing & Sales

Builders, Brokers, Banks & the Big Apple

Experience & Guidance Training for Appraisers

Associate Guidance Leadership Program

New York City - State of the Market - Rebuilding NYC

Manhattan Skyline - One Year Later

The Retail Market - What's in Store?

NYC Commercial Real Estate - Today & Tomorrow

Impact of WTC Disaster on Real Property Values

Supporting Capitalization Rates

Global Valuation Excellence

Rates, Returns & Investors' Criteria in Today's Market

Manhattan Residential Development Market

New York Dynasties and These Dynamic Times

Analyzing Distressed Real Estate

The NYC Real Estate Markets: The Year in Review

2008 Real Estate Economic Forecast

Today's New RE Dynamics-One on One With Larry Silverstein

Jersey Boy Hits Broadway

PROFESSIONAL EXPERIENCE

Qualified as an expert witness in New York State Supreme Court, New York State Court of Claims, New York City Civil Court, U.S. District Court and U.S. Bankruptcy Court. Since 1986, engaged exclusively in the appraisal of real estate. Assignments include hotels, theatres, rights-of-way, subsurface, surface and aerial easements, apartment buildings, retail stores, department stores, industrial buildings, shopping centers, office buildings, vacant land, campgrounds, conservation easements, and leased fee and leasehold interests, for use in connection with finance, purchase, sale, gift tax, estate tax, condemnation, tax appeal, feasibility studies, and investment analysis. Other professional experience includes residential and commercial real estate brokerage and management since 1980.

Significant assignments include the valuation of Rockefeller Center, Macy's Herald Square, Belmont Raceway, 42nd Street Theatres, and various properties in connection with insurance stemming from 9/11 losses including The Mall at the World Trade Center, 7 World Trade Center, Deutsche Bank Building (130 Liberty Street) and others.

**ALBERT VALUATION
GROUP NEW YORK, Inc.**