

# GRIBIN, KAPADIA & ASSOCIATES

Real Estate Consultants & Valuation Advisors

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## PROFESSIONAL QUALIFICATIONS OF DAVID GRIBIN, MAI, CPM

### PROFESSIONAL EXPERIENCE

- Principal of **Gribin, Kapadia & Associates**, specializing in professional consulting, expert witness and appraisal services.
- President of **Gribin Properties**, specializing in professional real estate brokerage services, and Standard of Care expert witness services.
- President of **Gribin Companies**, specializing in Asset Management and Partnerships.
- Co-Founder of **Gribin Robco Management, Inc.** specializing in Property Management services.
- President, Institute of Real Estate Management, Greater Los Angeles Chapter, 1994.
- President, Southern California Chapter Appraisal Institute, 2005
- Active 32 years in Real Estate Management, Finance and Brokerage services.
- Active 23 years in Real Estate Appraisal services.
- Former President and Founder of **Oak Capital Corporation**, a major investment company that acquired and managed statewide 2,300 apartment units and 500,000 square feet of office buildings and shopping centers, value totaling \$70,000,000 and raised capital of approximately \$25,000,000.
- Family active in real estate since 1950 under the name of **Gribin von Dyl Realtors**.
- Expert witness in civil cases in Los Angeles, Orange and Ventura County Superior Court, Bankruptcy cases in Los Angeles County and Orange County Bankruptcy Court, and the Federal District Court in the Downtown District Court.
- **Approved Arbitrator Neutral for the American Arbitration Association (AAA).**
- Court approved Receiver for Los Angeles Superior Court.

## **AFFILIATIONS**

- Appraisal Institute, Member #11095 (**MAI**)
- Institute of Real Estate Management, Member #11421
- National Association of Realtors/California Association of Realtors
- Southland Board of Realtors
- Los Angeles County Financial Planning Association
- California Teachers Association
- Past Member, State Government Relations Committee
- Director, Executive Committee - 1998 - 2004, SCCAI
- Member, Executive Committee - I.R.E.M. Scholarship
- Member, Executive Committee, Weingard Center
- Member, International Right of Way Association (IRWA)
- Education Coordinator, 1999-2000, SCCAI
- Chairman, Western Branch Chapter, 2001, SCCAI
- Secretary/Treasurer, Southern California Chapter Appraisal Institute, 2002/2003
- Vice President, Southern California Chapter Appraisal Institute, 2004
- President, Southern California Chapter Appraisal Institute, 2005
- American Arbitration Association - Commercial Panel, Los Angeles

## **TEACHING AND SPEAKING EXPERIENCE**

- Real Estate Turnaround & Workouts
- Real Estate Appraisal
- Real Estate Property Management
- Real Estate Economics
- Operating Income & Expense Seminar
- Small Residential Income Property Seminar
- Financial Planning in Real Estate
- Fundamentals of Present Value using Texas Instruments and Hewlett Packard calculators
- Basic Real Estate Appraisal for Financial Planners
- Advanced Real Estate Appraisal for Financial Planners
- Program Coordination, Small Apartments - SCCAI
- Program Coordination, Operating Expenses - SCCAI
- Instructor/Speaker on the above topics at:
  - University of California, Los Angeles
  - University of Southern California
  - California State University, Northridge
  - Los Angeles Valley College, Van Nuys
  - National Chapter - Financial Planners
  - California Society of C.P.A.'s/San Fernando Valley CPA Discussion Group
  - Southern California Apartment Owners
  - KMPC Radio Station
  - Operating Income & Expense Seminar, Appraisal Institute, Moderator
  - Current & Future Trends, Small Residential Income Property, Appraisal Institute, Moderator
  - San Fernando Valley Chapter - CPA's
  - Cal State Northridge Real Estate Advisory Board

## **PUBLISHED ARTICLES**

- Valley Industry Commerce Association Magazine - "Overview of the Real Estate Market"
- The Apartment Owners - "Outlook for Real Estate"
- Valley Magazine - "San Fernando Valley Real Estate"

## **BACKGROUND/LICENSES**

- Bachelors of Science Degree, Business Administration - University of Southern California
- Masters of Business Administration (MBA) - University of Southern California
- State of California - State Certified General Real Estate Appraiser #AG004809
- State of California - Licensed Real Estate Broker # 00450024
- Institute of Real Estate Management - Certified Property Manager CPM - 11421

## **EDUCATION**

- International Right of Way - Easement Valuation
- Certified Commercial Investment Member (CCIM) - Course 101
- Society of Real Estate Appraisers - "Preparation for Trial"
- American Arbitration Association - Commercial Panel, Los Angeles
- Arbitration Fundamentals and Best Practices for New AAA Arbitrators
- The Appraisal Institute:
  - Real Estate Appraisal Principles - Condemnation Appraising
  - Real Estate Appraisal Procedures - Condemnation Appraising
  - Capitalization Theory & Techniques, Part A
  - Capitalization Theory & Techniques, Part B
  - Uniform Standards of Professional Appraisal Practice, Parts A & B
  - Real Estate Appraisal Case Studies
  - Litigation and Detrimental Condition Seminars

## **PARTIAL LIST OF CONSULTING CLIENTELE:**

### **• Banks / Financial Institutions**

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|------------------------------|------------------------------|
| - Wells Fargo Bank           | - First Private Bank & Trust |
| - First California Bank      | - Bank of America            |
| - Hanmi Bank                 | - First Professional Bank    |
| - Rabobank                   | - Farmers & Merchants Bank   |
| - Montecito Bank & Trust     | - First Commerce Bank        |
| - Downey Savings & Loan      | - First Premier Bank         |
| - East West Bank             | - Cathay Bank                |
| - First Bank                 | - Construction Lending       |
| - Far East Bank              | - Northern Trust Bank        |
| - California Oaks State Bank | - County Commerce Bank       |
| - Citizens Business Bank     | - Wilshire State Bank        |

- **Attorneys / Law Firms**

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| - Jeffer, Mangels, Butler & Mitchell LLP | - Gibson, Dunn & Crutcher                |
| - Arter & Hadden                         | - Alschuler, Grossman, Stein & Kahan     |
| - Martin & Stamp                         | - Allen, Matkins, Leck, Gamble & Mallory |
| - Lewis, Brisbois, Bisgaard & Smith      | - Buchalter, Nemer, Fields & Younger     |
| - Freeman, Freeman & Smiley              | - Levine, Neale, Bender, Rankin & Brill  |
| - Trope & Trope                          | - Wynn, Spiegel & Itkin                  |
| - Knapp, Petersen & Clarke               | - Wasserman, Comden, Casselman & Pearson |
| - Lewitt, Hoefflin, Shapiro & Marshall   | - Manfredi, Levine, Eccles & Miller      |
| - Irell & Manella                        | - Van Etten, Suzumoto & Becket           |

- **Other Clientele**

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|---------------------------------------|---------------------------------------|
| - Pacifica Enterprises                | - Metropolitan Transit Authority      |
| - City of Los Angeles                 | - Glendale Adventist                  |
| - General Electric Credit Corporation | - Los Angeles Unified School District |
| - CRA of Los Angeles                  | - Volvo Finance North America         |
| - Kaiser Permanente                   | - Safeway, Inc.                       |
| - L.A. Dept. Of Water & Power         | - Cogent Valuation                    |
| - City of Los Angeles                 | - Northrop Grumman Corporation        |

## **SCOPE OF APPRAISAL SERVICES**

- Office Building:** Medical Office, Professional Office, Office/Service, Single-Tenant, Multi-Tenant, Office Parks.
- Retail Properties:** Specialty Malls, Strip Shopping Centers, Neighborhood Centers, Free-Standing Retail Buildings, Automotive Buildings.
- Industrial Facilities:** Multi-Tenant, Manufacturing Facilities, Single-Tenant, Mini-Bay Facilities, Industrial/Office, Research & Development Facilities, Industrial Parks.
- Residential Buildings:** Single-Family Residences, Condominiums, Apartment Buildings, High-Rise Apartment Complexes, Senior Housing Facilities, Mobile-Home Parks, Subsidized Housing Facilities, Hotels, Motels, Resort Lodging Facilities, Subdivision and Religious Facilities.
- Land:** Industrial, Commercial & Residential Land Parcels, Subdivision Land, Raw Farm Land.