

JOSEPH R CARUSO, AACI, P.APP

PROFESSIONAL DESIGNATIONS

AACI and P.App are Appraisal Institute Of Canada designations, AACI, Accredited Appraiser Canadian Institute, which means that I am a fully accredited member of the appraisal institute; certificate number 2122, dated August 13, 1981. P.App stands for Professional Appraiser. P.App was added to the AACI designation.

R.I. (BC) is the professional initials of the Real Estate Institute of British Columbia, certificate number 2328, and dated September 3, 1987, retired March 2006.

International Right of Way Association Former member and completed their courses in advanced negotiations and problem solving in-groups.

EXPERIENCE

Fee Appraiser for twenty five years as a self-employed or commissioned fee appraiser. The geographic areas of expertise are Kelowna and Penticton, the Central and South Okanagan, Grand Forks and Princeton, the West Kootenays, with special assignments in Vancouver, Kamloops, and Cranbrook/East Kootenays.

Experience Appraisals have been completed for most property types ranging from residential lots to shopping centers, for purposes ranging from financing to litigation, for most financial institutions, numerous national and local companies, many government agencies, lawyers, and private individuals.

BC Expropriation Act (December 24, 1987) Attended courses pertaining to this act and the completion of a large number of appraisals of residential, commercial, businesses and farms for negotiation under this act, for full takings and partial takings for negotiation and for potential presentation before the Expropriation Board, through to the present time.

Expert Witness Testimony Qualified as an expert witness in the Supreme Court of British Columbia and the Federal Court of Canada and has provided testimony on residential and commercial property, including market rental estimates.

Institutional Appraiser Five years with the BC Assessment Authority to the level of appraisal supervisor in Penticton and Trail. Trust company mortgage officer and in-house appraiser for one year.

Financial Experience Branch accountant with a chartered bank and a branch manager of a national trust company.

Memberships Appraisal Institute of Canada, Real Estate Institute of BC, Kelowna Chamber of Commerce and Urban Development Institute of BC. Past treasurer of the Kootenay chapter of the Appraisal Institute of Canada and a past director of the BC Association of the Appraisal Institute of Canada.