

CURRICULUM VITAE
E. LARRY SEWELL, MAI
REAL ESTATE APPRAISER & CONSULTANT

The appraiser is a partner and principal in the real estate appraisal firm of SEWELL, VALENTICH, TILLIS & ASSOCIATES. This organization is a partnership of professional associations which was formally organized for the purpose of providing real estate and evaluation services to both public and private entities. Working throughout the State of Florida, as well as in other locations, we have completed appraisals for many clients with emphasis placed upon eminent domain evaluations. Properties appraised include a wide variety ranging from simplistic single-family residential sites to multi-million dollar commercial facilities. We have in the course of our practice had the opportunity to value many unique properties examples of which include reservoirs, airports, submerged lands, electrical transmission facilities, subterranean easements, flowage easements, landfills, as well as lands impacted by specific land use restrictions, environmental designations and other unusual value impacting factors.

Our firm has been commonly called upon to value properties which are the subject of litigation. Examples of assignments include a variety of partial takings where lost utility or damages resulting to the remainder property become the focus of the analysis. Such cases commonly require further study and analysis to specifically determine the impact caused to a remainder property by the public acquisition or by some unique condition. Examples of studies which we have performed to measure impact to real estate caused by a variety of circumstances are as follows:

- **Right-of-Way Acquisitions for Road Construction:** Where damages may be caused to the remainder property resulting in change of highest and best use, cost to cure damages, rental loss, temporary or permanent impact to business and real estate, as well as a wide variety of other potential value-influencing factors.
- **Landfills:** Where damage analyses have been conducted to reflect the loss in value caused by odor, subterranean pollution of aquifer, and change of character of adjoining lands.
- **Airports:** Where the impact caused by the overflight of aircraft in relation to the value for specific aviation easements has been studied.

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- **Public Schools:** Where relative impact caused by the presence of school activities has been considered in relation to the lost utility caused to remainder properties.
- **Irregular Shape:** Governmental actions and takings sometimes result in a reduction in utility caused to a remainder property due to shape which is inappropriate for conventional development. These situations involve special analysis to determine lost utility in relation to the before condition.
- **Access/Exposure Studies:** Reflecting changing utility due to exposure and access.
- **Electrical Transmission Facilities:** Where the aesthetical value and concerns of the general public have been measured in relation to a wide variety of electrical transmission facilities varying in voltage, configuration and structure type.
- **Governmental Regulations:** The exercise of police power through zoning or comprehensive land use designations or the implementation of concurrency requirements has, in some situations, caused significant impairment to the value of lands which are the subject of the regulation.
- **Functional Utility Analyses:** Design and construction features can significantly impact the general utility and, therefore, value of a property. Improper design, underimprovement, overimprovement, construction defects, and design factors all may impact the value and marketability of properties.
- **Waste Water Treatment Plants:** Sometimes classified as a Locally Undesirable Land Use (LULU). These facilities can have a negative impact upon remainder lands resulting in the loss of utility and, therefore, loss of value.
- **Void Space Evaluations:** The evaluation of lands which are suitable for use as reservoirs, landfills, or other such uses where a void space has been created through mining or excavation processes.
- **Spray Irrigation Fields:** The discharge of sewage effluent also can have a negative effect on lands which it adjoins.

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- **Drainage:** Public projects, in some situations, can impair drainage to remainder lands, decreasing the general suitability of the remainder for conventional development or usage.
- **Parking Analyses:** Where the impact of lost parking due to governmental actions creates lost utility to remainder property.
- **Easements and Partial Interests:** Where subterranean pipelines, aviation easements, electrical transmission easements, flowage easements, easements for public road right-of-way, and easements for ingress and egress, have affected value.

Expert Testimony

Expert testimony has been presented and E. Larry Sewell, MAI has been accepted as an expert in the field of real estate appraisal in a wide variety of federal, state, and circuit courts.

The appraiser has also served as a court-appointed commissioner for the purpose of partitioning properties, acted as a mediator, participated in binding arbitration, and is commonly called upon to assist in settlement negotiations.

Related Educational Accomplishments - E. Larry Sewell, MAI

- 1970 - Real Property Valuation - University of Florida, Gainesville, FL.
- 1971 - Society of Real Estate Appraisers - Course #101, University of Florida, Gainesville, FL - Exam only.
- 1972 - Real Estate Investment Principles and Practices - University of Florida, Gainesville, FL.
- 1972 - University of Florida, Graduate of College of Business Administration, B.S. Degree, Major: Real Estate.
- 1973 - American Institute of Real Estate Appraisers, Course #8, Single-Family Residential Appraisal, New Orleans, LA.
- 1973 - AIREA - Exam only, Course 1-A, Appraisal Principles, Methods and Techniques, St. Petersburg, FL.
- 1974 - Society of Real Estate Appraisers, Real Estate Investment Seminar, Tampa, FL.
- 1974 - AIREA - Examination only, Course 1-B, Capitalization Theory and Techniques, Tampa, FL.
- 1975 - AIREA Applied Capitalization Technique Workshop, Orlando, FL.

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- 1976 - AIREA, Course #2, Urban Properties, Boulder, CO
- 1977 - AIREA, Course #6, Investment Analysis, Chicago, IL.
- 1978 - SREA, Condemnation Seminar, Tampa, FL.
- 1979 - AIREA, Course #4, Condemnation, Boulder, CO
- 1980 - Practical Appraisal Application of Statistics, Orlando, FL.
- 1980 - Rural Valuation, Stanford, CA
- 1981 - AIREA, Rates: Discount and Capitalization - Their Components and How to Find Them, Orlando, FL.
- 1981 - Business Valuation, Daytona Beach, FL.
- 1982 - AIREA, Income Capitalization Workshop, Orlando, FL
- 1982 - AIREA, Federal Income Tax and Real Estate Seminar, Daytona Beach, FL.
- 1982 - Introduction to the Use of Computers in Real Estate Appraising, Orlando, FL
- 1983 - AIREA, Standards of Professional Practice, Ft. Lauderdale, FL
- 1984 - American Arbitration Association, Resolving Real Estate Valuation Disputes, Miami, FL
- 1984 - Center of Professional Development & Public Service - The Florida State University School of Business & Industry, Tallahassee, FL, Valuation of Businesses.
- 1985 - AIREA, Introduction to the Integrated Software Lotus 1-2-3 for IBM-PC, Sanford, FL.
- 1985 - AIREA, Market Analysis Course, San Diego, CA.
- 1985 - AIREA, FHLBB Regulation R41b, Orlando, FL
- 1986 - AIREA, Cash Equivalency Seminar, Orlando, FL
- 1987 - AIREA, Seminar on Federal Home Loan Bank Board Regulation R41c, Orlando, FL
- 1987 - AIREA, Computer Assisted Investment Analysis, Phoenix, AZ.
- 1988 - AIREA, Standards of Professional Practice, University of Portland, Portland, OR.
- 1988 - AIREA, Easement Valuation Seminar, Orlando, FL.
- 1989 - AIREA, Litigation Valuation, San Diego, CA.
- 1990 - AIREA, Seminar on Review for State Certification for Appraisers, Lakeland, FL.
- 1992 - Appraisal Institute, Standards of Professional Practice, Sarasota, FL.
- 1992 - Appraisal Institute, R.E. Appraisal Principles, Boulder, CO.
- 1993 - Appraisal Institute, Litigation Valuation, Fort Lauderdale, FL
- 1994 - Appraisal Institute, Basic Income Valuation, Boulder, CO.
- 1994 - Appraisal Institute, Understanding Limited Appraisals, General, Orlando, FL.
- 1995 - Professional Standards USPAP Update, "Core Law for Appraisers", Fort Myers, FL

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E. LARRY SEWELL, MAI, Cont'd.**Related Educational Accomplishments - E. Larry Sewell, MAI**

- 1995 - Appraisal Institute, Special-Purpose Properties: The Challenges of Real Estate Appraising in Limited Markets, Miami, FL
- 1996 - Appraisal Institute, Standards of Professional Practice, Parts A & B, Tuscaloosa, Alabama
- 1998- Appraisal Institute, Valuation of Detrimental Conditions in Real Estate, Miami, FL
- 1998- Appraisal Institute, Advanced Income Capitalization, Tempe, Arizona
- 1998- Appraisal Institute, USPAP/LAW for Appraisers, Fort Myers, FL
- 1999- Appraisal Institute, Course 700, Litigation Valuation Overview, Atlanta, GA
- 1999- Appraisal Institute, Experience & Guidance Training for General and Residential Appraisers, Orlando, FL
- 2000- Appraisal Institute Course 720 - "Condemnation Appraising: Advanced Topics and Applications", Tampa, FL
- 2000 - West Coast Florida Chapter, Appraisal Institute "7-Hour USPAP/Law Update For Appraisers", Ft. Myers, FL
- 2000- West Coast Florida Chapter, Appraisal Institute, "Cross-Examination of USPAP", Tampa, FL
- 2002- Appraisal Institute Seminar, "Florida State Law and USPAP Review for Real Estate Appraisers", Fort Myers, FL.
- 2002- Appraisal Institute Course SE700, "The Appraiser as an Expert Witness: Preparation & Testimony," Sacramento, CA.
- 2002- Appraisal Institute Course, "Standards of Professional Practice, Part C," Tampa, FL.
- 2003 - West Coast Florida Chapter, Appraisal Institute, "Evaluating Commercial Construction", Tampa, FL.
- 2004- Appraisal Institute, National USPAP Update (Course 400), Denver, CO
- 2004 - West Coast Florida Chapter, "Florida State Law Update for Real Estate Appraisers", Sarasota, FL
- 2004 - Appraisal Institute, "Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications for Fee Appraisers", Tampa, FL
- 2004 - Appraisal Institute, FREAB Course, "The Valuation of Wetlands", Fort Myers, FL
- 2005 - Appraisal Institute Seminar, "The Road Less Traveled: Special Purpose Properties", Sarasota, FL
- 2006 - South Florida Water Management District, "Appraisal Seminar", Key Largo, FL
- 2006 - National Uniform Standards of Professional Appraisal Practice (USPAP), Update Course, Fort Myers, FL
- 2006 - Florida State Law for Real Estate Appraisers, Fort Myers, FL
- 2006 - Appraisal Institute, "Expanding Your Range of Services", Tampa, FL
- 2007 - South Florida Water Management District, "The Valuation of Wetlands", Key Largo, FL
- 2007 - Appraisal Institute: "Business Practices & Ethics", Denver, CO
- 2007 - Appraisal Institute: "Analyzing Distressed Real Estate", Sarasota, FL

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E. LARRY SEWELL, MAI, Cont'd.**Partial List of Clients**

Florida Power & Light Corporation; Florida Power Corporation (Progress Energy); Palm Beach Aggregates; Seminole Gulf Railroad; Palmer Ranch; Florida Dept. of Environmental Protection; South Florida Water Management District; Tilcon Industries; Clear Springs Land Company; City of Sarasota; Sarasota County; Charlotte County; Manatee County; Monroe County; Lee County; Brevard County; Pasco County; Arcadia Chevrolet (DeSoto County); Mason Oil Company (DeSoto County); Peace River Water Authority (DeSoto/Charlotte Counties); Lafarge Corporation; and Gulfstream Natural Gas Company.

Professional Affiliations

Member Appraisal Institute (MAI)

E. Larry Sewell has completed the requirements of the Continuing Education Program of the Appraisal Institute.

Licensing

Florida Real Estate Broker #0079444

State-Certified General Real Estate Appraiser 0000501

Building Contractor's License, #RR0043100, (Class "C", Reg. Residential)