

PROFESSIONAL QUALIFICATIONS

DAWN R. SHERTZER
JANUARY 2020

Dawn Shertzer has worked in the appraisal and real estate consulting profession since October 2002. Appraisal assignments include many commercial and industrial property types, professional office, distribution warehouse and light industrial facilities, mobile home parks, golf course, residential subdivisions, and long-term care (nursing home) property. Mrs. Shertzer is recognized by the state of Pennsylvania as a Certified General Appraiser and is included on the Pennsylvania Department of Transportation ITQ list of appraisers. Further, Mrs. Shertzer is a licensed real estate agent.

Appraisal reports prepared by Mrs. Shertzer are written in conformity with the Codes of Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP). Steps to comply with the competency provision of USPAP by identifying the appraisal problem are taken prior to engagement.

Mrs. Shertzer is a native of Lancaster, PA, and a graduate of Pequea Valley High School. She resides with her family in Mechanicsburg, PA. Mrs. Shertzer was previously employed as an Officer of Operations at a subsidiary of Susquehanna Bancshares, Inc., a regional banking institution.

LICENSE: *Certified General Real Estate Appraiser*, Commonwealth of Pennsylvania
Certification Number: GA-003595 (Expires June 30, 2021)

Real Estate Salesperson, Commonwealth of Pennsylvania
Certification Number: RS295703 (Expires May 31, 2020/Escrowed)

EXPERIENCE:

Walters Appraisal Services, Inc., Harrisburg, Pennsylvania (2002 - Present) Certified General Appraiser for regional commercial appraisal company. Geographical area covered includes South Central Pennsylvania.

EDUCATION:

- *National USPAP Update Course*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, January 2020.
- *Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications*, Sponsored by the Southern New Jersey Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, November 2018.
- *Supervisor Trainee Course for PA*, Sponsored by McKissock, May 2018.
- *National USPAP Update Course*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, December 2017.
- *Managing Appraiser Liability*, Sponsored by McKissock, June 2017.
- *Pennsylvania State Mandated Law for Appraisers*, Sponsored by McKissock, June 2017.
- *Essential Elements of Disclosures & Disclaimers*, Sponsored by McKissock June 2017.
- *National USPAP Update Course*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, March 2016.
- *Appraisal of Land Subject to Ground Leases*, Sponsored by McKissock, June 2015.
- *Supervisor Trainee Course for PA*, Sponsored by McKissock, June 2015.
- *Appraisal of Owner Occupied Commercial Properties*, Sponsored by McKissock, June 2015.
- *Pennsylvania State Mandated Law for Appraisers*, Sponsored by McKissock, June 2015.
- *National USPAP Update Course*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, January 2014.

- *Pennsylvania State Mandated Law for Appraisers*, Sponsored by McKissock, June 2013.
- *Introduction to Legal Descriptions*, Sponsored by McKissock, June 2013.
- *National USPAP Update Course*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, March 2013.
- *Appraisal Review for Federal-Aid Highway Programs*, Sponsored by the National Highway Institute, PennDot Highway Administration Deputate, 400 North Street, 7th Floor, Harrisburg, PA., May 2012.
- *Appraisal for Federal-Aid Highway Programs*, Sponsored by the National Highway Institute, PennDot Highway Administration Deputate, 400 North Street, 7th Floor, Harrisburg, PA., April 2012.
- *National USPAP Update Course*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, January 2011.
- *Uniform Appraisal Standards for Federal Land Acquisitions Seminar*, Sponsored by the Washington DC Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, October 2010.
- *Managing and Procuring Commercial Appraisal Reports*, Sponsored by the American Bankers Association, 1120 Connecticut Avenue, NW, Washington, DC, December 2009.
- *National USPAP Update Course*, The Institute of Real Estate Studies, 1521 Cedar Cliff Dr., Camp Hill, PA 17011, March, 2009.
- *Condemnation Appraising: Basic Principles and Applications*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, May 2008.
- *Supporting Sale Comparison Grid Adjustments for Residential Properties*, Sponsored by the Northeastern Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, Feb. 2008.
- *Environmental Concerns in Real Estate*, The Institute of Real Estate Studies, 1521 Cedar Cliff Dr., Camp Hill, PA 17011, December 2006.
- *Basic Income Capitalization*, Sponsored by the Maryland Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, July, 2006.
- *Real Estate Valuation Using Cost & Income Approach*, The Institute of Real Estate Studies, 1521 Cedar Cliff Dr., Camp Hill, PA 17011, November, 2005.
- *Analyzing Operating Expenses*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, September 2005.
- *Subdivision Valuation*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, April 2005.
- *PA Appraisers Certification Act*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, February 2005.
- *Appraisal Procedures*, Sponsored by the Maryland Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, February, 2005.
- *Evaluating Commercial Construction*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, Nov., 2004
- *New From Old: Common Architectural Styles In South Central Pennsylvania*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, October, 2004
- *Advanced Income Property Valuation*, The Institute of Real Estate Studies, 1521 Cedar Cliff Dr., Camp Hill, PA 17011, August, 2004.
- *Appraisal Principles*, Sponsored by the Maryland Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, May, 2004.
- *ABA/AI Appraisal Independence – What Appraiser and Bankers Need to Know to Comply with New Regulatory Guidelines and Procedures*, Sponsored by the Central PA Chapter of the Appraisal Institute, 550 W. Van Buren St., Suite 1000, Chicago, IL 60607, February, 2004.
- *National Uniform Standards of Professional Appraisal Practice*, The Institute of Real Estate Studies, 1521 Cedar Cliff Dr., Camp Hill, PA 17011, June, 2003.
- *Basic Income Property Valuation*, The Institute of Real Estate Studies, 1521 Cedar Cliff Dr., Camp Hill, PA 17011, June, 2003.
- *Narrative Valuation Report*, The Institute of Real Estate Studies, 1521 Cedar Cliff Dr., Camp Hill, PA 17011, May, 2003.