

PROFESSIONAL QUALIFICATIONS RONALD BAUM, MAI

ACADEMIC BACKGROUND

- Long Island University, B.S., Marketing
- Specialized education in real estate appraisal sponsored by the Appraisal Institute
- California State Real Estate Appraiser's Certification No. AG003301
- Licensed Real Estate Broker, State of California

EXPERIENCE

Mr. Baum has been engaged in the appraisal and analysis of real estate since 1973. He is experienced in the appraisal of residential, commercial, industrial, office, and special purpose properties on a national level. His appraisal assignments have occurred in 23 states. Mr. Baum also has testified on behalf of clients before the Alameda and San Francisco County Real Property Tax Appeal Boards as well as the Superior Court of California, City and County of San Francisco and Marin County as well as New York State Civil Court.

Prior to forming Baum & Associates, Mr. Baum was the San Francisco office director of Real Estate Research Corporation (RERC) from 1989 to 1991. Mr. Baum also managed Arthur Andersen's Real Estate Appraisal Practice in San Francisco. Prior to that, Mr. Baum appraised commercial real estate for five years at CB Richard Ellis (formerly Coldwell Banker) Real Estate Advisory Services in their New York and San Francisco offices. During that time he was promoted to Assistant Vice President. These positions followed 10 years of experience appraising real estate in New York City with Brown, Harris, Stevens, The Manhattan Savings Bank, and The Brooklyn Savings Bank.

VALUE FUNCTIONS

- Lease Arbitration
- Estate Planning
- Property Tax Appeal
- Mortgage Financing
- Litigation Support
- Due Diligence

PUBLICATIONS AND SPEAKING

- "Risky Business: What Appraisers Don't Know About IRS Work" Appraisal Institute, Northern California Chapter, May 2014
- "Cooperative Apartment Ownership vs. Condominium Apartment Ownership" California Probate Referees Association, October, 2012
- "Occupiers' Rights vs. Property Rights", San Francisco Business Times, November 18-24, 2011
- "Property Value and Dispute", California Real Estate Journal, February 19, 2008
- "Deriving Capitalization Rates From Leased Fee Properties" Appraisal Institute, October, 2006, County Counsels' Association of California, November, 2006
- "The Pitfalls of Lease Extension and Renewal Clauses, California Real Estate Journal, November 19, 2001
- "Commercial Property Tax Issues Relating To Property Tax Appeals," Sponsored by Morrison & Foerster, August, 2001, August 2002 and July, 2008
- "Electric Transmission Lines And Their Impact On Market Value, "Corporate Real Estate Executive, June, 1995
- "The Southwest Real Estate Market", Development Magazine, July, 1990
- "Bay Area Real Estate After the Quake", Real Estate Report, November, December, 1989
- "More Risks, More Rewards, "Northern California Real Estate Journal, August 15, 1988

MAJOR ASSIGNMENTS

OFFICE PROPERTY

- One Market, San Francisco, CA
- The Ferry Building, San Francisco, CA
- Pier One, San Francisco, CA
- 1 Post Street, San Francisco, CA
- 201 California Street, San Francisco, CA
- 345 California Street, San Francisco, CA
- 580 California Street, San Francisco, CA
- 601 California Street, San Francisco, CA
- 301 Howard Street, San Francisco, CA
- 425 Market Street, San Francisco, CA
- 685 Market Street, San Francisco, CA
- 222 Kearny Street, San Francisco, CA
- 44 Montgomery Street, San Francisco, CA
- 120 Montgomery Street, San Francisco, CA
- 71 Stevenson Street, San Francisco, CA
- One Maritime Plaza, San Francisco, CA
- Walnut Creek Executive Park, Walnut Creek, CA
- Canyon Place, San Ramon, CA
- 30 Allen Plaza, Atlanta, GA

RETAIL PROPERTY

- One Union Square, San Francisco, CA
- 111 Maiden Lane, San Francisco, CA
- Shreve Building, 210 Post Street, San Francisco, CA
- Gumps Building, 135 Post Street, San Francisco, CA
- The San Francisco Shopping Center, San Francisco, CA
- 55 Stockton Street, San Francisco, CA
- 555 Ninth Street, San Francisco, CA
- CVS Portfolio, Southern California
- Cheltenham Mall, Cheltenham, PA.
- Eastern Hills Mall, Auburn, N.Y.
- Houston Center Parc Shops, Houston, TX
- Sterns Department Store Chain, Northeast
- One Colorado, Pasadena, CA

INDUSTRIAL PROPERTY

- American River Warehouse, Sacramento, CA.
- Gateway Business Park, South. San Francisco, CA
- Benicia Industrial Park, Benicia, CA
- Bayview Business Park, San Rafael, CA.
- Industrial Buildings At Sears Point Raceway, Sonoma, CA
- ConAgra Refrigerated Warehouse, Rochelle, IL

LAND/DEVELOPMENT SITES

- Yerba Buena Gardens, San Francisco, CA
- 235 Second Street, San Francisco, CA
- Land Under Mt. Zion Hospital, San Francisco, CA
- Northpoint Center Apartments and Theater, San Francisco, CA
- University of California Berkeley Extension Site, San Francisco, CA
- California Pines Subdivision, Alturas, CA
- Hanna Ranch, Novato, CA
- Kaiser Hospital Site, Emeryville, CA
- McInnis Park Apartments, Phase II and IIB, San Rafael, CA

RESIDENTIAL

- Pacific Renaissance Plaza, Oakland, CA.
- Lakeville Resort Apartments, Petaluma, CA.
- Proposed 867 Unit High Rise Condominium, New York, NY
- Glen Oaks Village, Queens, NY
- 2000 Post Street, San Francisco, CA
- Blue Rock Village Apartments, Vallejo, CA

ARBITRATION

- The Pacific Stock Exchange, 155 Sansome Street, San Francisco, CA
- 105 Grant Avenue, San Francisco, CA
- Burberrys, 225 Post Street, San Francisco, CA
- 55 Francisco Street, 6th Floor, San Francisco, CA
- 555 7th Street, San Francisco, CA
- Francisco Bay/Waterfront Plaza, San Francisco, CA
- Greyhound, Transbay Terminal, San Francisco, CA
- The Villa Florence Hotel, San Francisco, CA
- The Marin Produce Company Warehouse, San Rafael, CA
- Goodman's Lumber, Mill Valley, CA
- Club One, Fillmore Center, San Francisco, CA
- Togo's Restaurant, Larkspur Landing, Larkspur, CA
- 601 California Street, 22nd Floor, San Francisco, CA
- 670-680 2nd Street, San Francisco, CA
- Woodlands Market, Kentfield, California

LODGING

- The Danbury Hilton Inn, Danbury CT.
- The Villa Florence, San Francisco, CA
- The Hotel Nikko, San Francisco, CA
- Best Western Plus Lakeway Inn, Bellingham, WA
- Holiday Inn Torrance, Torrance, CA

PARTIAL CLIENT LIST

Law Firms/Dispute Resolution

- Cooper White & Cooper
- Tobin & Tobin
- Ryan & Lifter
- Morrison & Foerster
- Coblenz, Patch, Duffy and Bass
- JAMS
- The Veen Law Firm
- ITR San Francisco
- Kay & Merkle
- Rutan and Tucker

Government Agencies/Institutions

- Internal Revenue Service
- The Marin Healthcare District
- Kaiser Foundation Health Plan
- University of California
- UCSF
- Church of LDS
- San Francisco Redevelopment Agency

Banks

- Bank of the West
- Citigroup
- Comerica Bank
- First Bank
- Union Bank
- Wells Fargo Bank

Investors/Developers

- Equity Office Properties
- Laramar
- Lincoln Property Company
- SKS Investments
- Forward One LLC
- ROK
- AMB
- ADCO New York

Corporate

- CVS
- Fidelity National Title