MATTHEW LARRABEE, M.ARCH., MAI
Principal Appraiser – Real Estate Services Group, Inc.
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PROFESSIONAL DESIGNATION & LEADERSHIP	Member of the Appraisal Institute, MAI; 2009 President, Greater Oregon Chapter of the Appraisal Institute; Commissioner, Washington County Planning Commission; Adjunct Professor, Portland State University, Center for Real Estate; Adjunct Professor, Univ. of Portland, Pamplin School of Business

EDUCATION

Undergraduate Degree:	Bachelor of Arts, 1976 (Psychology)
University:	University of California - Berkeley, California
Graduate Degree:	Master of Architecture (M.Arch.), 1982 (Architecture)
University:	University of California - Los Angeles, California

Appraisal courses:

Appraisal Institute	The Valuation of Conservation Easements – 2009
American Society of Farm Mgr./Rural Appr's.	Fundamentals of Appraisal Review – 2006
Appraisal Institute Course 420	Standards of Professional Practice, Part B – 2000
Appraisal Institute Course 720	Condemnation Appraisal (Applications) – 1999
Appraisal Institute Course 710	Condemnation Appraisal (Principles) – 1999
Appraisal Institute Course 540	Report Writing and Valuation Analysis – 1999
Appraisal Institute Course 550	Advanced Applications – 1998
Appraisal Institute Course 520	Highest & Best Use and Market Analysis – (Challenge Exam 1998)
Appraisal Institute Course 530	Advanced Sales Comparison and Cost Approaches – 1997
Appraisal Institute Course 510	Advanced Income Capitalization – 1995
Appraisal Institute Course 410	Standards of Professional Practice, Part A (USPAP) – 1995 & 2000
Appraisal Institute Course 210	Applied Residential Property Valuation – 1991
Additional Coursework	Real Estate Law; Real Estate Finance; Real Estate Appraisal Foundations; Income Property Case Study & Narrative Report Writing – 1992-1995

Continuing Education:

Appraisal Institute	Case Studies in Partnership & Common Tenancy Valuation - 2009
American Society of Farm Mgr./Rural Appr's.	Ag Finance, Markets, Technology and Land Ownership - 2009
Appraisal Institute	USPAP – 2009; Business Practices & Ethics - 2009
Appraisal Institute	Valuing Green Buildings - 2008
Appraisal Institute	Real Estate Finance, Statistics, and Valuation Modeling - 2008
Appraisal Institute	Appraising Convenience Stores - 2006
Appraisal Institute	Litigation Appraising: Specialized Topics - 2006
Appraisal Institute	Valuation of Detrimental Conditions in Real Estate- 2006
Appraisal Institute	Analyzing Distressed Real Estate - 2005
Appraisal Foundation	USPAP Instructor's Course - 2002; Recertification - 2005, 2007
Appraisal Institute	Subdivision Analysis - 2005
Appraisal Institute	Measure 37, What's Happening Now? - 2005
Marylhurst University	Uncertainties of Measure 37 - 2005
Appraisal Institute	Small Hotel/Motel Valuation - 2005
American Society of Farm Mgr./Rural Appr's.	Yellow Book: Uniform Appr'l. Stds. for Federal Land Acquisitions - 2005
American Society of Farm Mgr./Rural Appr's.	Timber and Timberland Evaluation - 2005
Oregon Law Institute	Measure 37 Summit - 2005
Appraisal Institute	Land Valuation - 2004
Appraisal Institute	Evaluating Commercial Construction - 2004
Oregon Society of Farm Mgrs./Rural Appr's.	Appraising Unique, Complex & Mixed Use Agricultural Properties - 2004
The Seminar Group	Eminent Domain - 2003
Mt. Hood Community College	Corridor Valuation - 2002
Appraisal Institute	Attacking & Defending Appraisals in Litigation - 2001
International Right-of-Way Association	Federal Yellow Book Updates - 2001
Oregon Law Institute	Recent Issues Affecting Land Use Development - 2001
Additional Continuing Education	Non-urban Properties Symposium; Construction Costs - 1996-1997

LICENSING, PROFESSIONAL AFFILIATIONS, and AWARDS

- Member of the Appraisal Institute, MAI (Designation awarded 2004)
- Member, Oregon Society of Farm Managers & Rural Appraisers (2004-present)
- Oregon State Certified General Appraiser (Certificate C000543; First certified 1996, expires 3/31/2012)
- Washington State Certified General Appraiser (Certificate 1101827, expires 3/2/2013)
- AQB national USPAP Instructor, certified by the Appraisal Foundation (Certif. 10135; 2002-3/2010)
- Appraisal Institute Instructor (2005-present)
- California Registered Architect (Certificate No. C20644; First licensed 1989, expires 3/31/2013)
- Texas Real Estate Commission, Real Estate Appraisal Instructor (2001-present)
- President's Service Award for 2004, Greater Oregon Chapter of the Appraisal Institute
- Appraisal Institute's Leadership Development & Advisory Council (LDAC), Washington DC (2005)
- 2006 Secretary of the Greater Oregon Chapter of the Appraisal Institute
- 2007 Treasurer of the Greater Oregon Chapter of the Appraisal Institute
- 2008 Vice President of the Greater Oregon Chapter of the Appraisal Institute
- 2009 President of the Greater Oregon Chapter of the Appraisal Institute
- Education Committee Chairman, Greater Oregon Chapter of the Appraisal Institute (2006-2008; 2010-present)

REAL ESTATE APPRAISAL & CONSULTING EXPERIENCE

2004-present: Principal Appraiser and President, **Real Estate Services Group, Inc.** – Providing real estate appraisal, consultation, expert witness testimony, and instructional services for private and public sector clients in the Pacific Northwest. Recent valuation assignments include: 225 acre waterfront parcel on the Columbia River in Pacific County, Washington; 37 acres of residential land in Happy Valley; 405 acre grass seed farm in Washington County; 89 acres of land for tribal fishing rights in Klickitat County; 552,000 square foot main US Post Office in Portland; six commercial properties for right-of-way acquisition in Deschutes County; 88 acre conservation easement in Multnomah County; 71,000 SF manufacturing facility in Lake Oswego; 107 acres of oceanfront land encumbered by conservation easements; testimony relative to a claim against City of Milwaukie; parking garage and retail building in Portland CBD; 194,000 square foot Class A office building in Clark County; communications tower, Cape Blanco, Oregon.

1994-2004: Senior Staff Appraiser/Staff Appraiser/Research Assistant - **Moscato, Ofner & Henningsen, Inc.**, Portland, Oregon (Louis J. Moscato, MAI, Lawrence E. Ofner, MAI, and Scott Henningsen, MAI, Principals) – Primary duties were the appraisal of existing and proposed commercial/industrial/multifamily real estate, subdivisions, and vacant land, for private and public sector clients in the Pacific Northwest. A number of complex assignments required the coordination of engineering and legal consultants, and development pre-application conferences with planning staff of governmental agencies.

1993-1994: Staff Appraiser - **Cotton & Associates**, Danville, California – Primary duties were to appraise one-to-four family residential properties as a state licensed appraiser in the San Francisco Bay Area. (Charles Cotton, Certif. Gen. Appraiser, Principal); 1982-1992: Various employers - Practice of architecture in California

TYPES OF APPRAISAL ASSIGNMENTS

Eminent Domain / Public Acquisition
Subdivisions / Residential Land
Shopping Centers / Retail
Industrial / Business Park
Office & Medical Office Buildings
Apartments & Condominiums
School Buildings/Churches
Forested Lands
Residential Single-Family
Contaminated Properties
Appraisal Review
Rural Land
Constrained Sites
Conservation Land Purchases
Commercial/Industrial Land
Expert Witness Testimony
Transitional Lands
Conservation Easements and TDRs
Valuation of Estates / Fractional Interests
Construction Defects

TEACHING & CURRICULUM DEVELOPMENT

Instructor for the **Appraisal Institute** Fall 2004-present. Courses taught include Income Capitalization, Basic Appraisal Principles, Basic Appraisal Practices, General Market Analysis and Highest & Best Use, Uniform Standards of Professional Appraisal Practice (USPAP), Residential Market Conditions seminar. Regular instructor for the Greater Oregon Chapter.

University of Portland, Adjunct Assistant Professor, Pamplin School of Business, Real Estate Finance (Business 491/562), January 2011 - present.

Portland State University, Adjunct Professor, School of Business Administration (Center for Real Estate), Real Estate Valuation I (Finance 439/539), January 2008 - present.

Marylhurst University, Center for Professional Real Estate Studies, Marylhurst, Oregon, 2001-2008; Adjunct Instructor. Developed and taught RE 350E-Building Design & Construction; RE 430E-Environmental Issues and Hazards; RE 440-The Real Estate Development Process.

Other Instructional Experience: **Appraisal Foundation,** Washington, DC, 2002-2010, nationally certified instructor of Uniform Standards of Professional Appraisal Practice (USPAP). **International Right of Way Association,** 2006 Annual Meeting Hood River, Seminar "The Ethical Dilemma"; 2005 Annual Meeting Hood River, Oregon, Seminar instructor, Highest and Best Use in Measure 37 Appraisals. **American College of Real Estate Appraisal**, Portland, Oregon, 2002-2006, Instructor, Income Property Appraisal; Basic Appraisal; Case Studies in Income Property Appraisal; Vacant Land Appraisal; Highest & Best Use; Condemnation; USPAP Compliance Workshop; Case Studies in USPAP. **Mt. Hood Community College**, (The Center for Community & Workforce Development) Troutdale, Oregon, 1999 and 2003, Instructor; USPAP; Transitional Properties; Vacant Land; Residential Construction; Condemnation. **McKissock Real Estate Appraisal School** 2000-2003, Instructor, USPAP; Factory-built Housing; Current Issues; Vacant Land; Residential Report Writing; Income Property Appraisal. Course developer and instructor, Vacant Land Appraisal.

COMMUNITY SERVICE & PROFESSIONAL ACTIVITIES

- Washington County Planning Commission
- PSU Center for Real Estate Studies, Scholarship Committee
- Fundraising activities for St. Cecilia School, Beaverton and St. Mary's Academy, Portland
- Contributor to *The Dictionary of Real Estate Appraisal*, 4th Ed., publ. Appraisal Institute, Chicago 2002
- Frequent teaching of real estate and real estate appraisal classes

PARTIAL LIST OF CLIENTS

Bullivant Houser	Bank of the West
Cofield Law Office	Bank of the Cascades
Davis Rothwell	KeyBank
Dunn Carney	Umpqua Bank
Gevurtz Menashe	Metro
Grenley Rotenberg	TriMet
Lindsay Hart	Oregon Dept. of Transportation
Moore & Ballard	U.S. Dept. of the Interior (BLM; US/FW; Nat'l Parks)
Samuels Yoelin Kantor	Bonneville Power
Smith Freed & Eberhard	Western Rivers Conservancy
Zupancic Group	Columbia Land Trust
The Nature Conservancy	The Trust for Public Land