

## SUMMARY OF QUALIFICATIONS

### **ANN R. McREYNOLDS, PRINCIPAL McREYNOLDS REALTY ADVISORS, LLC**

- ADDRESS:** 345 Marshall Avenue, Suite #202  
Saint Louis, Missouri 63119
- EDUCATION:** Washington University, Saint Louis  
Webster University, Saint Louis  
B.A. - Business/Management in Real Estate, with Honors
- The Appraisal Institute  
Appraising Real Property, 1979  
Standards of Professional Appraisal Practice, 1989 to 2010  
Capitalization Theory and Techniques, 1986  
Case Studies in Real Estate Valuation, 1987  
Valuation Analysis & Report Writing, 1987  
Federal Land Acquisitions ("Yellow Book Course") 2007  
Eminent Domain & Condemnation, 2008
- Completed numerous additional valuation courses and seminars on Right-of-Way acquisition, condemnation, income capitalization, historic rehabilitation, preservation easements, rural property, highest and best use analysis, zoning issues, subdivision analysis, detrimental conditions, land development, and expert testimony, plus all AI requirements for Standards and Ethics Education.
- MEMBERSHIPS:** Associate Member - The Appraisal Institute  
Candidate for MAI Designation - The Appraisal Institute  
Commercial Real Estate Women - CREW (1982 to Present/Former Board)  
Landmarks Association of Saint Louis  
National Association of Realtors  
National Trust for Historic Preservation  
Webster Groves Chamber of Commerce  
Webster Groves City Plan Commission (1996 to 2002/Former Chair)  
Webster Groves Rotary Club  
Webster Groves Traffic Advisory Commission  
Webster Groves Historical Society Board
- LICENSES:** Certified General Real Estate Appraiser State of Missouri  
Certificate Number RA-001073 (Current through 6/30/2012)
- EXPERIENCE:** McReynolds Realty Advisors, LLC  
President/Principal, Founded in September 2001  
McReynolds Appraisal Company, Inc.  
Vice President/Associate Appraiser - January 1979 to September 2001
- Vacant land, single-family residential, and commercial real estate of all types, with special expertise in historic properties, preservation easements, timberland, and special uses; market studies, Highest and Best Use analyses, zoning issues, and condemnation; complex estate and trust valuations, realty advisory, litigation support, and expert testimony.
- MoDOT Approved Appraisal Roster - 2002 to Present
- Qualified expert witness on real estate valuation in:  
Circuit Court of Saint Louis City, MO  
Circuit Court of Saint Louis County, MO  
Circuit Court of Saint Charles County, MO  
Missouri State Tax Commission  
U. S. Bankruptcy Court - Eastern District of Missouri