

JACK POE

January 1, 2020

Jack Poe has been a valuation expert for 37 years. Mr. Poe served four years as an appraisal standard writer on the Appraisal Standards Committee of the Appraisal Institute and as one of two US citizens on an International Valuation Standards Council working group to develop International Valuation Standards for Investment Property Valuation. He has a General Review Specialist (AI-GRS) designation from the Appraisal Institute, a Master of Science degree in Real Estate Appraisal from the University of Saint Thomas, an MAI designation from the Appraisal Institute a Texas Real Estate Broker's License, and a bachelor's degree in finance from the University of Texas at Arlington. Mr. Poe has also served as President of the California not-for-profit Forensic Expert Witness Association (FEWA). He has testified as an expert witness in Federal Courts in Atlanta, Dallas, Tyler and Los Angeles as well as Dallas, Collin, Grayson and Tarrant County Texas District Courts, and Nashville Tennessee Circuit Court. His specialties include routine and litigation support for real estate appraisals.



Mr. Poe is a father of five with thirteen grandchildren who with his wife Betsy homeschooled their three youngest daughters. Jack and Betsy built the last two houses they have lived in, and 25 years ago they built on Lake Texoma to attract grandkids. He volunteers at church and as a fireman, and served as Chairman of the Board of the local fire department, was the founding President of the Grayson County Association of Fire Chiefs, and served on the Grayson County Emergency Planning Committee. Mr. Poe loves his work and can be reached at jpoe@poeco.net

Appraisal Institute (MAI) #7726

National (Elected) Chairman of the Board AI Holdings (2017-2018)
National (Appointed) Director AI Holdings (2015-2019)
National (Elected) Vice-Chair Appraisal Institute Insurance Trust (2016-2020)
National (Appointed) Trustee Appraisal Institute Insurance Trust (2014-2020)
National (Appointed) Chairman Experience Panel (2014-2017)
National (Appointed) Experience Panel (2008-2019)
National (Appointed) University Relations Panel (2014)
National (Appointed) Ethics Investigator (2012-2014)
National (Appointed) Demonstration Report Grader (2003-2020)
National (Appointed) Appraisal Standards Committee (2008-2011)
National (Appointed) Chairman Grievance Committee (2008)
National (Appointed) Chairman National Communications (2003-2004)
National (Appointed) Vice Chair Public Affairs Committee (2004)
National (Appointed) Hearing Committee Member (1992-1994)
Regional (Elected) Representative (1993-2020)
Regional (Elected) Nominating Committee (2015-2016)
Regional (Appointed) Admissions Committee (1992-1995, 2000-2003)

Regional (Appointed) Professional Standards Panel (1991-1993)
Chapter (Elected) Nominating Committee (2017, 2019)
Chapter (Elected) Co-Chair Education Committee (2019-2020)
Chapter (Elected) Education Committee (2016-2019-2020)
Chapter (Elected) Board of Directors (1996-1998, 2003, 2006-2008)
Chapter (Appointed) Nominating Committee (2008, 2019)
Chapter (Appointed) Chairman Public Relations Committee (2007)
Chapter (Elected) President (2002)
Chapter (Elected) Vice President (2001)
Chapter (Elected) Secretary (2000)
Chapter (Appointed) Sub Chair Admissions (1992-1995, 1999-2000)
Chapter (Appointed) Co-Chair Membership Development (2000)
Chapter (Elected) Treasurer (1999)
Chapter (Appointed) Chairman Finance Committee (1999)
Chapter (Appointed) Chairman Admissions Committee (1995-1998)
Chapter (Appointed) Legislative Committee (1992-1993)
Chapter (Appointed) Chairman Review and Counseling (1991, 1993)

Forensic Expert Witness Association (FEWA)

National (Elected) Board of Directors (2010-2015, 2020)
National (Elected) President (2011)
National (Elected) Vice President (2010)
Chapter (Elected) Vice President (2014-2015)

Chapter (Elected) Board of Directors (2009-2020)
Chapter (Elected) President (2010, 2020)
Chapter (Elected) Vice President (2009)

Other Professional Affiliations

International Valuation Standards Council
Investment Property Project Working Group (2012-2015)
Texas Real Estate Broker License #315079-21 (1984-2021)
Member National Association of Realtors (NAR) #798500179 (Inactive)

Member Texas Association of Realtors (TAR) (Inactive)
Member MetroTex Association of Realtors (GDAR) (Appraiser Member)
Member Institute of Real Estate Management (IREM)

Qualified as Expert Witness

Honorable Judge Harlin D. Hale (Dallas, TX - Federal)
Honorable Judge Robert McGuire (Waco, TX - Federal)
Honorable Judge Joyce Bihary (Tarrant County, TX - State)
Honorable Judge Houston Able (Tyler, TX - Federal)

Honorable Judge Margaret H. Murphy (Atlanta, GA - Federal)
Honorable Judge Geraldine Mund (Los Angeles, CA - Federal)
Honorable Judge Mark Rusch (Collin County, TX - State)
Honorable Judge Kevin D. Jones (Nashville, TN - District)

State Certified General Real Estate Appraiser (Current)

Arizona	# 31412	Expires 01/31/2022
Arkansas	#CG-0476	Expires 05/29/2020
Colorado	# CG100054261	Expires 12/31/2021
Georgia	# 2903	Expires 10/31/2020
Iowa	# CG03625 (inactive)	Expires 06/30/2021

Kansas	# 2309	Expires 06/30/2021
Louisiana	# G1748	Expires 12/31/2020
Oklahoma	# 11372	Expires 10/31/2021
Oregon	# COO1142	Expires 10/31/2020
Texas	# 1320386-G	Expires 04/30/2021

State Certified General Real Estate Appraiser (Past)

California	# AG016166	Michigan	# 1201002123	Wyoming	# 296
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State Certified General Real Estate Appraiser Temporary Practice Permits (Past)

Alabama	# 3572	Missouri	# 2012026922	South Dakota	# 1202-T-2014
Colorado	# 11687	Nebraska	# GG212091T	Tennessee	# 54353, 57813
Florida	# 235	North Carolina	# 7545	Virginia	# 4001 00994
Idaho	# 3108	North Dakota	# TP212036	Washington	# 9102050
Illinois	# 172.0001738	New Mexico	# 1905	Wisconsin	#2167-10
Indiana	# TP21500690	Nevada			
Mississippi	# 1780	South Carolina	# 150-04		

Civic

Chairman of the Board - Locust Volunteer Fire Department (Elected 2006)
President - Locust Volunteer Fire Department (Elected 1999 to 2005)
Treasurer - Grayson County Association of Fire Chiefs (Elected 2005)
President - Grayson County Association of Fire Chiefs (Elected 2004)
Grayson County Executive Planning Committee (County Court Appointed 2005)

Experience

1985-2020 President - Jack Poe Company Incorporated Commercial Real Estate
1982-1985 Senior Commercial Real Estate Appraiser - Joseph Blake and Associates
1980-1981 Associates Corporation of North America (ACONA) - Series 7 General Securities Representative
1975-1980 Bachelor of Business Administration (BBA) Finance University of Texas at Arlington
1972-1974 Maintained and Operated Talos Missile Radar U.S. Navy Seaman - Honorable Discharge

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Colleges

Master of Science Real Estate Appraisal

University of Saint Thomas 2001

Real estate related courses successfully completed at UST

Statistical Analysis for Real Estate Appraisal (1999)
Urban Land Economics (1999)
Market Analysis and Feasibility Studies (2000)
Advanced Topics in Real Estate Appraisal (2000)
Effective Communications (2000)
Legal Issues in Valuation (2001)
Master's Thesis (2001)

Bachelor of Business Administration Finance

University of Texas at Arlington 1980

Real estate related courses successfully completed at UTA

Principles and Practices
Real Estate Law
Real Estate Finance
Real Estate Marketing Strategies
Investment Management
Real Estate Contracts

Continuing Education

AI Core - Real Estate Appraisal Principles (1983)
AI Core - Basic Valuation Procedures (1983)
AI Core - Capitalization Theory Part A (1984)
AI Core - Capitalization Theory Part B (1984)
AI Core - Case Studies in Real Estate Valuation (1985)
AI Core - Valuation Analysis and Report Writing (1985)
AI Core - Standards of Professional Practice (1986)
AI Demonstration Report (1987)
AI Final Comprehensive Examination (1988)
Valuation of Assets in Bankruptcy (1988)
USPAP (1989)
Regional Professional Standards Panel (1989)
Litigation Valuation (1989)
FHLBB Regulation R41c (1989)
Valuation of Assets in Bankruptcy (1990)
Reviewing Appraisals Seminar (1990)
Universities and Industry Meeting the Needs of the 90's Symposium (1990)
USPAP (1992)
Real Estate Development and Financing (1992)
Demystifying TQM (Demmings "Total Quality Management") (1992)
Real Estate Issues for CPAs in the 1990's (1992)
RTC Appraisal Policy and Portfolio (1992)
Commercial Trends in the Marketplace (1993)
Legislative Workshop (1993)
Market Study, Feasibility Analysis and Valuation (1994)
II520 Highest and Best Use and Market Analysis (1994)
Business Valuation and its Relationship to Real Estate (1994)
USPAP (1995)
Focus on Preservation - Intown Development (1995)
Appraising Affordable Housing Products (1996)
The Impact of Mineral Rights and Oil and Gas on Ag Land Values (1996)
USPAP (1997)
Office, Industrial and Economic Trends - Past and Future (1997)
Mass Transits Impact on Dallas' Economic Development (1997)
Understanding the Teardown Market (1999)
Internet Search Strategies for Real Estate Appraisers (1999)
USPAP (1999)
Trends in the Local Apartment Market (1999)
Dallas Commercial Real Estate (2000)
Dallas's Bid For the 2012 Olympics Games (2000)
USPAP (2001)
Texas Appraiser Licensing & Certification Board Update (2001)
Dallas Fort Worth Apartment Market (2001)
Real Estate Economic Trends (2001)
USPAP (2002)
Mark to Market: The Next FIRREA (2002)
Filing Liens on Real Estate (2002)
USPAP (2003)
Apartment Market Trends (2003)
Apartment Appraisal (2003)
Texas Economic and Demographic Trend Studies (2003)
Analyzing Commercial Lease Clauses (2003)
USPAP (2004)
Apartment Market Trends and Review (2004)
FSA Policy for Real Estate Appraisals (2004)
Legal Landscape in Lending and Appraising (2004)
Instructor Leadership & Development (2004)
Fannie Mae and the Appraisal Process (2004)
USPAP (2005)
Economic Outlook for Real Estate 2005
Environmental Law and Zoning (2005)

USPAP Update and Issues (2005)
Capital Market Trends (2005)
USPAP (2006)
Townhome Development in the D/FW Metroplex (2006)
Overview of the 1031 Exchange Program (2006)
D/FW Housing Market Update (2006)
Water Supply and Drought Update (2006)
Litigation Consulting/Expert Witness (2006)
State of the Hotel Industry in Texas (2006)
Business Practices and Ethics (2006)
Real Estate Development in Las Colinas (2006)
USPAP (2007)
Apartment Market Trends (2007)
Real Estate Development in Downtown Dallas (2007)
Texas Appraiser Legislative Issues (2007)
Principles of Real Estate Development (2007)
Appraising Convenience Stores (2008)
Office Building Valuation (2008)
Changes to USPAP for 2008
USPAP (2008)
Advice from Users of Expert Witnesses (2008)
Appraiser Liability (2008)
Regulatory Requirements (2008)
Relevant Cases Concerning Real Estate Appraisers (2008)
Professional Marketing (2008)
Economic Impact on Valuation Issues (2009)
Expert Witnessing in Criminal Court (2009)
Construction Defects and Environmental Issues (2009)
Advice from Users of Expert Witnesses (2009)
Current Conditions and Trends in the Hospitality Market (2009)
Market Conditions Adjustments for Vacant Land (2009)
Status of Capital Markets (2009)
North Texas Realty Symposium (2009)
Real Estate Capital Gains Taxes (2009)
International Valuation Standards (2010)
Plaintiff Attorney's Perspective on Working with Expert Witnesses (2010)
USPAP (2010)
Case Biopsies and Specialty Panels (2010)
Expert Witness Deposition Skills Workshop (2010)
Appraisers Legislative Update (2010)
Appraisal Institute Chapter Symposium (2010)
Financial Reform Act (2010)
How Federal Issues Relate to Texas Issues (2010)
Texas Real Estate Ethics (2010)
Dodd-Frank and Interagency Guidelines (2011)
Enforcement Issues in Texas (2011)
Texas Ad Valorem Tax System (2011)
Advanced Testifying Skills for Expert Witnesses (2011)
Loss Prevention (2011)
Appraiser Enforcement and Discipline (2011)
Highest and Best Use and Expert Witnesses (2011)
Business Practices and Ethics (2011)
Advanced Testifying Skills for Expert Witnesses (2011)
Appraisal Curriculum Overview (2011)
Appraisal Institute Chapter Symposium (2011)
Unusual Appraisal Challenges for IRS (2012)
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets (2012)
Data Center Real Estate Industry Trends (2012)
Using Myretha (2012)
Transportation Issues in DFW (2012)
USPAP (2012)
Forensic Expert Witness Assoc. Natl. Conference (2013)
Texas' Water Crisis Future Impact to the Economy (2013)

Texas Broker Responsibility (2013)
Texas Broker Short Sales (2013)
Texas Broker Ethics (2013)
Texas Broker Legal Update (2013)
Complex Litigation Appraisal Case Studies (2013)
Appraisal Institute National Conference (2013)
Real Estate and Economic Forecast for 2014 (2013)
AI Real Estate Symposium (2014)
State of the State (2014)
Redevelopment of Midtown Dallas (2014)
Advertising and Promotion of Expert Appraisal Services (2014)
FEWA National Conference (2014)
AI National Conference (2014)
What Investors Want (2014)
What Tenants Landlords and Investors Want Now (2014)
USPAP (2014)
Experts in Arbitration (2014)
How to Prepare for Aggressive Cross Examination (2014)
Trends in Green Energy (2014)
Analyzing Operating Expenses (2015)
Redevelopment of State Owned Lands (2015)
Legislative Update (2015)
Review Theory (2015)
Trammell Crow Residential Projects (2015)
Appraisal Liability (2016)
State/Federal Compliance Update (2016)
Expert Witness Best Practices (2016)
USPAP (2016)
Frisco Economic Development (2016)
Review of Legislative Issues (2016)
Appraiser Related Legislative Issues (2016)
Future Redevelopment of State Lands (2016)
What Office Developers and Tenants Want (2016)
AI National Conference (2016)
AI Real Estate Symposium (2017)
Litigation Appraising (2017)
The Appraiser as an Expert Witness (2017)
Impact of E-Commerce on the CRE Industry (2017)
High Rise Condominium Market (2017)
Structural Deficiency Remediation (2017)
Valuation of Municipal Bond Cash Flows (2017)
AI National Conference (2017)
TREC Legal Update I and II (2017)
TREC Brokers Responsibility (2017)
TALCB Standards and Enforcement (2017)
TALCB Appraiser Trainee Supervision (2017)
USPAP 2018-2019
AI Realty Symposium (2018)
Appraiser's Role in Litigation (2018)
AI National Conference (2018)
Eminent Domain and Condemnation (2018)
Trends on Texas Regulatory Environment (2018)
Understanding Structural Deficiencies (2018)
AI Realty Symposium (2019)
Appraisal Modernization Efforts (2019)
Diminution Valuation Assignments Enhance the Importance of Highest and Best Use (2019)
Litigation Support (2019)
Transferred Value (2019)
Taking it to Court: Review Appraisal in the Legal Arena (2019)
The New Frontier: Marriage of Appraisal Review and Validation Stress Testing (2019)
Artificial Intelligence, AVMs and the Future of Appraisal (2019)
USPAP (2019)



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Clients

210 Development
3707 Partners LLC
Academy Bank
Acceptance Indemnity
ACORE
Aga Khan Foundation USA
Alec Cohen CPA
AM Crofts
AMI Capital, Inc.
AMRESCO
American Capital Resource
American Equities
American Momentum
American Property Financing
American Realty
Americity Federal Savings
American Momentum
American Mortgage Acceptance
American Ntl Bank of Texas
American Property Financing
Americo Real Estate
Ampro Equities
Amwest Savings Assoc.
Anacapa Capital
Andrews & Kurth LLP
Arbor National Commercial
ARCS Commercial Mortgage
Aries Capital
Armed Forces Bank
Armed Services Bank
Arvest Bank
Assurance Capital
Axiom Capital
B Street Bank
Baker Donelson
Bank of America
Bank of Colorado
Bank of New York
Bank of South Texas, The
Bank One Capital Funding
Bank One Mortgage Capital
Bank One Oklahoma
Bank One, Texas, NA
Bank Midwest
Banque Nationale De Paris
Barnett Bank of SW Georgia
Bartholow & Milbank
Baruch Properties
Bay Harbor
Bay View Development
Beal Savings
Bedford Falls Development
Beech Street Capital
BEI/Ritz
Belgian American Inv&Trade
Benchmark Bank
Bendzick & Hokkanen
Berkadia
Berkeley Point
Berkshire Mortgage Company
Bernard Schuchmann
Beta Financial
Beverly Group
Billingsley Co.
BNSF Railroad
BNY Mortgage
BMC Capital
Boatmen's
B of I Federal Bank
Bodoin and Agnew PLLC
Brasha
Briarwood-Houston, LP
Bridge National Partners
Bryan Cave Law
Brown Brothers Harriman
Buchholz and Associates
Burk Interests
Burk & Wright
BVA
C III Asset Management
CDC Financial Corp.
C.E.I.
Caham Properties
California Federal Bank
Camden Townwest
Campeau Corporation
Camp Bowie National Bank
Capital Advantage Group
Capital One Bank
Caprock Savings
Capmark
Capshaw, Goss & Bowers
CapSource Company
Canyon Creek Bank
Capital Assets
Capital One
Capri Capital
Carmen Blankenship Attorney
Casey International
CBRE
C-Cor
Celanese/US
CD Care Foundation
Center For Housing Resources
Centerline Capital
Centex Management
Central Freight
Charter Investment Corp.
CharterMac
Chase Manhattan Bank
Christian Relief Services
Chrysler Realty Corporation
Chrysler Technologies Corp.
Ciancio Ciancio Brown, P.C.
CICCAR
Citadel Mortgage
Citibank California, FSB
Citibank Canada
Citibank Dallas
Citicorp Real Estate
Citicorp Mortgage
Citizens National Bank
City of Fort Worth
City of Lewisville
City of Sayre, Oklahoma
CityBank & Trust
Claremore Housing Associates
Collateral Mortgage, Ltd.
Colonial Communities
Colonial Equities, Inc.
Colonial Property Trust
Column Financial, Inc.
Comerica
Commerce Bank N.A.
Commerce National Bank
Community Bank of Texas
Compass Bank
Concord Mortgage Company
Consolidated Funding Corporation
Cornerstone Housing
Continental Housing
Cope Equities
Coppermark Bank
Cowen Properties Inc.
Craig Hall (Hall 3101 Gaylord II)
Credit Suisse First Boston
Crescent Realty
Crestmarc
Criswell Development
Crocker National Bank
Crosson Dannis
Cushing Economic Development Authority
Cushman Wakefield
D.A. Griffin & Associates
D&B Ventures, Inc.
DEA
DEC Investment Group
Denton Place Partners
Daiwa
Dallas Broadcasting
Dallas City Housing
Dallas County Court Judge Diaz
Darby Group
David S. Rolfe L.L.C. Attorneys
Davis, Meadows, Owens, Collier, & Zachry
Deaf Action Center
Deutsche Bank
Dimension Development Co.
Dirk Anders
DLJ Mortgage
Doc White
Donaldson, Lufkin, and Jenrette (DLJ)
Dougherty
Dwight Capital
E.F. & A Funding
E.F. Hutton
Eagle United
East West Bank
Electrospace Systems
Epic Properties
Eppraiser
Equity Bank for Savings
Equiptex
Estate of Loretta E. Barton
Excel Inns of America
FAA
FAMCO
FADA
FDIC
FSLIC
Fannie Mae
Freedom Title
Fidelity Bank
Financial Asset Services
Financial Federal
First American Savings Bank
First Bank
First Bank Milwaukee
First Bank and Trust
First City Bank
First Commercial Bank
First Dallas Investors
First Equities
First Gibraltar Bank, FSB
First Heights, FSA
First Madison Bank
First National Bank & Trust
First National Bank Graham
First Nationwide Bank McAlester
First Republic Bank of Dallas
First State Bank
First Texas Savings
First United Bank Denton
First United Bank Durant
Flynn Group
Folsom Properties
FRAM Building Group
Freese Estate
Friedman and Associates
Frost Bank
Forbes Development
Future Interests, Inc.
GCL Holdings
Gallagher & Associates
Guaranty Bank
Gerald Conley
GFRC Cladding Systems
Globe Mortgage
GMAC Mortgage
Grady County
Graham Family Trust
Grandbridge Mortgage
Great American Clubs
Green Bank
Green Park Financial
Greystone Servicing
Gulf Horizon
Hall Financial
Housing Assistance Council
H & N Investments
Haltom Bank
Haroon Rivani
Hartzog Conger Cason Neville
Harvey & Associates
Hearthside Development
Henry S. Miller Corporation
Heritage Companies, The
Heritage Federal Savings and Loan
Herman & Kittle Properties
Herring Marathon Group
Hiersche Hayward Drakely Urbach
Highland Mortgage
Hillcrest Church
Hillside Oaks Joint Venture
Hinton Economic Development Authority
Hollywood Park Joint Venture
Home Federal Savings
Hudgins Companies
Hughes Eastern Oklahoma
Hunt Mortgage Group
Hybernia National Bank
Industry State Bank
Inland Real Estate Group
Integrated Real Estate
Intergroup
Investest
Inwood National Bank
Irwin R. Rose Company
Jack Counts
Jack Terman Attorney
Jackson Walker Law
Janik PC
J.E. Roberts Company
Jennings, Strouss, & Salmon
J. Craig Jett
Jerry G. Jones Revocable Living Trust
Jerry Saxton
Jimmy Bullock
Johnson Development Co.
Jonathon Cocks & Associates
JPMorgan Chase Bank
John Bright
John Cathey
John Wayt, III
Jones Lang Lasalle
Joseph Bracey
Joynes Mortgage Company
JNP Properties
Kaufman & Broad
Key Bank
Keystone Mortgage
Kinghorn, Driver, Hough
Koons, Fuller, McCurley, & Vanden Eykel
Kinghorn, Driver, Hough Co.
Kreymer Companies, The
KRR Construction
Landmark Group
Lasco Development
L & R Properties
Lee Fischer & Associates
Lehman Brothers Holdings
Lehman Housing Capital, Inc.
Legacy Bank
Legacy Commercial Mortgage
Leland Burk
Leeshan Birney
Lend Lease
Lerer, Harvey and Susan
Liberty Bank
Lions Service Corporation
Lincoln Savings Bank
L.J. Melody & Company
Lan Smith Sosolik PLLC
Local Federal Bank
Locke, Purnell, Rain, & Harrell
Lomas Management
Lone Star Credit Union
LW Investments
Lynn Communities
Lynch Chappell Alsup
MAB-Crystal Park J.V.

JACK POE

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Majorie Firm	NRP	Resort Development International	Texas 4-H Center
Malone Mortgage Company	Oakwood Companies	Resolution Trust Corporation	Texas Housing Agency
Manuel Chrysler Dodge	Onyx	Re-Ward	Texas Ten
Marigot Capital Advisors	OPUBCO Properties, Inc.	Rhodes and Sinon	Texas Woman's University
Mark Turrentine	OHCS - Oregon Housing and	Ron Robinson	T. F. Stone Companies, Inc.
Master Fibers	Community Services	Rose Law Firm	Third National Bank
Mastertex Texas	ORIX Real Estate Capital Markets	Rushton Stakely Johnston &	Trammel Crow Residential
MBank, Dallas	Outreach Housing Corporation	Garrett	Trans-Pacific Mortgage
McCaslin Properties	Parallel Capital	Rudy Robinson, MAI	Travelers Companies, The
McDowell, Rice & Smith	Park Development, LLC	San Antonio Savings	Traverse Realty & Development
McKenzie & Baer	Patrician Financial Company	Sandia Federal Savings Assoc.	TREWS -Thompson Reuters
McKenzie Banking	Pinnacle Realty	Santa Fe Capital	Tri-County FSB, Maryland
McKissick Real Estate	PNC Multifamily Capital	Sargent & Company	Triad Real Estate
MD & Associates	PNC Bank	Sayre Industrial Authority	Tomlin Properties
MDJW Law	PW Funding Inc.	Scotia Bank	Towbin & Zazove, Ltd.
Mellon Mortgage	Page & Addison	Seamans Bank for Savings	Towcon Properties
Merrill Lynch	Paramount Realty	SETTLEPOU	UBC Tulsa
META	Parco Foods, Inc.	Shafer Property Company	UBS
METEC Asset Management	Park City Savings	Shannon Gracey	ULLICO
MHKH PC	Parking Company of America	Schattauer Family Trust	Union Planters Bank
Mid Continental Equities	Parallel Capital	Short, How, Frels & Heitz, P.C.	United American Insurance
Midland Mortgage	Patrician Financial Group, The	Smith+Jolin	United Savings Assoc. of Texas
Minirth Meier Clinic	Patton and Company	SNB Bank of Dallas	US Bank
MIMLIC	Paul Jost	Steven A. Sloan Associates	US Marshall's Office
Mission Savings Association	Peoples Heritage, FSL	Southmark	USDA
Mississippi Savings Bank	Petco	SouthTrust	Vela Keller
Mitchell Mortgage Company	Pinnacle	Southwest Bank, Garland	Venture Development Corporation
Mohammed Naseem Patel	Pitzer & Collins	Southwest Realty Advisors	Vestcor
Morgan Stanley Trust N.A.	Portshire Corporation	Southwest Sendero	V.I.C.I.S
Mortgages USA	Post Oak Investors	Springdale Bank & Trust	Vista Savings
Mountainseed	Presidential Greens Partners	Springs Properties	Waco Regional Airport
Multiloan	Prime Lending	Sterns Bank	Wachovia
Mutual Benefit Life	Principal Management Group	Thomas Stanley II	Wachovia Capital
Mutual of Canada	Prosperity Bank	Steel Properties LLC	WalMart Stores, Inc.
NCNB Texas	Prudential Insurance Co.	Sterns Bank	Warwick
Natalie Gregg Attorney	Prudential Mortgage Capital	Stillwater National Bank	Washington Capital
NationsBank	Prudential Huntoon Paige	Subsidiary Consultants, Inc.	Washington Mutual Bank
National Realty Advisors	Quest	Summit Commercial	Washington Mutual Savings
New Comforter Church	R-4 Capital	Sun America	Water Tower Ltd.
Newman Capital	Realty Capital Corporation	Sunbelt Savings	Wayne Baer
Newport Mortgage	Red Capital	Sunstone Hotels	Wellington Properties
NOAH - Network for Oregon	Red Hawk Advisors	Sunvest Realty Advisors	Wells Fargo Bank
Affordable Housing	Red Mortgage	Sydney Steiner	Wells Fargo Realty
Nexbank	Redstone Partners	Symetra Life	Westcorp, Inc.
Nomura Asset Capital Corporation	Redwood Development	Tejas Motel Development	Wind River Corporation
North Dallas Bank	Reilly Mortgage Capital Corp.	Texas American Bank of	WINSTEAD
North Houston Bank	Regent LLC	McKinney	WMF/Huntoon, Paige Associates
Norstar Development USA, Inc.	Regal Entertainment	Texas Best Building	WMF Washington Mortgage
Northstar Bank of Texas	Regions Bank	Texas Commerce Bank Shares	Woodhaven Country Club
Northstar Mortgage	Related Capital Corp.	Texas Capital BankTexas Data	Woodmen of the World
	Residence Group, The	Control	

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BUSINESS REFERENCES				
Name	Title	Company	City/State	Phone Number
Dr. Larry Chonko	Professor Business/Ethics	University of Texas	Arlington, TX	817 273 3870
Jackson Cloak	Mortgage Banker	Berkadia Commercial Mortgage	Irvine, CA	949 622 9260
Steve Fanning, MAI	Appraiser	Fanning and Associates	Denton, TX	940 387 7493
Paul Fearey	Principal	Northmarq Capital	Bethesda, MD	301 657 1511
James Justice, MAI	Principal	Real Estate Appraisal Services, Inc.	Tyler, TX	903 595 3283
Ray Khirallah Jr.	Attorney	Michael M. Guerra Burke & Khirallah	San Antonio, TX	214 821 2300
Len McLaughlin	President	SNB Bank of Dallas	Frisco, TX	972 624 2900
Emma Rhodes, MAI	Vice President	Wells Fargo Bank	Dallas, TX	972 361 7259
R. Scott Seifert	Attorney	Hiersche, Hayward, Drakeley & Urbach, P.C	Addison, TX	972 701 7057
PERSONAL REFERENCES				
Glen Balzer	Principal	New Era Consulting	Los Altos, CA	650 917 0703
Brett Graham	Principal	Graham International	Sherman, TX	903 892 2122
Geoff Hichborn III	Engineer	Building Forensics International	Anaheim, CA	714 637 7400
Nick Illes	Machinist	Duval Arms	Pottsboro, TX	903 786 7816
Russell Roberts, MAI	Appraiser	Veritas	Elizabethtown, KY	270 872 5510
Rudy Robinson, MAI	Principal	Austin Valuation Consultants	Austin, TX	512 328 8122
Leslie Sellers, MAI	Appraiser	Sellers Realty Company, LLC	Clinton, TN	865 457 4110

I have always been an entrepreneur at heart. I aspire to operate a national appraisal business and that takes more than just good quality appraisals and respected opinions. It takes on time delivery, timely responses, accurate billing, sound collection policies, liberal continuing education policies, professional and community involvement, and extraordinary follow through. Timing is of the essence, and the best thing I can do for my customer is make you look good in the eyes of your customer by being on time.

EXPERT WITNESS TESTIMONY BY JACK POE

January 1, 2020

- In Re: **Metropolitan Development and Housing Agency v. Nashville Downtown Platinum LLC.** In October 2016, Jack Poe testified before a jury and Hon. Kevin D. Jones Davidson County Circuit Court, No: 09C-3638, as to the retrospective market value of Parcels 106 and 107 (22,031 SF) and Parcel 149 (10,229 SF) SWC and SEC of 7th Avenue South and Demonbreun Street (Respectively) Nashville, Davidson County, Tennessee 37203 for condemnation. The retaining attorney was Mr. John Phillips at Baker Donelson, Bearman, Caldwell, & Berkowitz (615) 726-0464 - **for the defendant.**
- In Re: **Metropolitan Development and Housing Agency v. Nashville Downtown Platinum LLC.** In July 2016, Jack Poe was deposed by G. Brian Jackson, Butler Snow LLP, as to the retrospective market value of Parcels 106 and 107 (22,031 SF) and Parcel 149 (10,229 SF) SWC and SEC of 7th Avenue South and Demonbreun Street (Respectively) Nashville, Davidson County, Tennessee 37203 for condemnation. The retaining attorney was Mr. John Phillips at Baker Donelson, Bearman, Caldwell, & Berkowitz (615) 726-0464 - **for the defendant.**
- In Re: **Virginia Oaks Venture vs. O.D. Fought, Jr. Et al.** In January 2013, Jack Poe testified before a jury and Hon. Mark Rusch Collin County 401st District Court, as to the applicable standards in effect at the time of a prior appraisal, and if the appraisal was prepared in compliance with those standards of the Virginia Oaks Apartments at 2520 Virginia Parkway West, McKinney, TX (48 units built in 1974). The retaining attorney was Mr. James M. Suggs at Suggs Law Firm. (972) 253-9200 - **for the petitioner.**
- In Re: **Daniel Tarver, Debtor, Chapter 7.** In June 2010, Jack Poe testified before Hon. Harlin D. Hale Texas Northern District US Bankruptcy Court, as to the as is and as if repaired market value of the Savannah Square Apartments at 309-321 SW 5th Street in Grand Prairie, Texas (56 units built in 1977). The retaining attorney was Mr. John C. Leiningers at Bryan Cave. (214) 721-8040 - **for the petitioner.**
- In Re: **Fannie Mae vs. F. Court Partners, LTD.** In October 2007, Jack Poe was deposed by Mr. Mark A. Sanders, as to the retrospective fee simple market value of the Fondren Court Apartments (429 units built in 1977) at 10700 and 10800 Fondren Road in Houston, Texas. The retaining attorney was Ms. Yasmin Islam Atasi, WINSTEAD. (713) 650-2735 - **for the defendant.**
- In Re: **UMB Bank, N.A., as Successor Trustee of Grace B. Flynn Trust No. 1 UTA vs. Loualma Kerr as Personal Representative of the Estate of Robert S. Kerr, Jr. And as Successor Trustee of the Robert S. Kerr, Jr. Revocable Trust UTA Robert S. Kerr, III, et al.** In November 2006, Jack Poe testified before Mr. Leif E. Swedlow (Andrews Davis, P.C.), as to the retrospective leased fee market value of a 22,489 square foot shopping center at 726 West Pioneer Parkway, Grand Prairie, Dallas County, Texas. The retaining attorney was Mr. Bill Johnson, Hartzog Conger Cason & Neville, L.L.P. (405) 235-7000 - **for the defendant.**
- In Re: **RRG-WV, LLC Vs. Mario L. Messina and Jennifer M. Messina and Romano Concepts, LTD; Cause No: 04-10822: 134th Judicial District, Dallas County, Texas** In December 2005, Jack Poe testified before Jeffrey Cook (Sullivan, Parker & Cook), as to the retrospective market rent and leasehold value of the RRG-WV lease on the restaurant at 3605 McKinney Avenue in Dallas, Texas. The retaining attorney was Mr. Douglas Prince, The Majorie Firm (214) 522-7400 - **for the plaintiff.**
- In Re: **Michael V. Petras Vs. Harold W. Criswell; Cause No: 04-08784-J: 191st Judicial District, Dallas County, Texas** In November 2005, Jack Poe testified before Mark L. Hill (Mossler Mallers PLLC), as to the retrospective value of the Windsong Apartments at 2316 North Garrett Avenue, Dallas, Texas. The retaining attorney was Mr. Eric Fein, Eric D. Fein & Associates (214) 522-9596 - **for the plaintiff.**
- In Re: **D. Leon Peavy Trust Vs. Pearl River Inc.; Cause No: 04-4636-M: 298th Judicial District, Dallas County, Texas** In September 2005, Jack Poe testified before Mark Pryor (Vinson & Elkins LLP) as to the retrospective value of the manufacturing facility and clean room at 1101 Commerce in Richardson, Texas. The retaining attorney was Mr. Scott Seifert, Hiersche, Hayward, Drakeley, and Urbach P.C. (972) 703-7000 - **for the defendant.**
- In Re: **David Sutherland Vs. DDC Holdings; Cause No: CC-02-00228-C: 3rd District Court, Dallas County, Texas** In November 2003, Jack Poe testified before Donald Walsh, Esquire, as to the damages attributed to alleged overcharges for expenses by the landlord of office space where the plaintiff was a tenant. The retaining attorney was Mr. Conner Helms, Helms and Underwood (405) 319-0700 - **for the plaintiff.**
- In Re: **JLM Financial II, L.L.C. and Larry Meyer v. Dale Bullough v. C.I.O.S., et al; Cause No. 97-10688-A: 14th District Court, Dallas County, Texas** In December 1999, Jack Poe testified before a Jury as to the value of the Plaza at Turtle Creek Apartments in Dallas, Texas. The retaining attorney was Mr. Mark How, Short, How, Frels & Tredoux (214) 720-2220 - **for the defendant.**
- In Re: **Meadowbrook Ballrooms, Inc., a Texas Corporation; U.S. Bankruptcy Court, Eastern District of Texas; Chapter 7; Case No. 93-40456-A-CH7** In August 1993, Jack Poe testified to the value of a 3.5 acre tract of land improved with a 20,000 SF building. The retaining trustee was Jonathon Cocks, CPA (214) 690-6628 - **for the court.**
- In Re: **American Adventure, Inc., a Delaware Corporation, a/k/a New American Adventure, Inc.; U.S. Bankruptcy Court, Central District of California Chapter 11; Case No. LA-90-28069-GM** In December 1992, Jack Poe testified before the honorable Geraldine Mund as to the reliability of third party appraisals of 16 resort properties owned by AAI. Mr. Poe also testified as to the feasibility of the plan for the court, which was later confirmed. The retaining attorney, and court appointed trustee, was Ronald L. Durkin at Neilson, Elgren, Durkin & Co. in Los Angeles, California (310) 282-9911 - **for the court.**
- In Re: **One Oak Place-Denton Limited, a Texas Corporation; U.S. Bankruptcy Court, Eastern District of Texas (Tyler) Chapter 11; Case No. 89-42142-A** In January 1991, Jack Poe testified before Judge Houston Able as to the reliability of an appraisal, prepared by a third party, of the 128 unit One Oak Place Apartments Denton, Texas - **for the defendant.**
- In Re: **John P. Flavin vs. E. Ann Flavin; 324th Judicial District County of Tarrant County, Texas; Case No. 324-135794-89** In December 1990, Jack Poe testified before a Jury, as to the value of a 45,050 SF warehouse located in Grand Prairie, Texas. The retaining attorney was William C. Koons with Koons, Fuller, McCarley, and Vanden Eykel, in Dallas, Texas (214) 871-2727 - **for the plaintiff.**
- In Re: **Ravenwood Partners Ltd; U.S. Bankruptcy Court for the Northern District of Georgia, Atlanta Division, Chapter 11 Case No. A88-05908-MHM** In December, 1988, Jack Poe testified before Judge Margaret H. Murphy as to the value of the 134 unit Ravenwood Apartments in Nashville, Tennessee - **for the defendant.**
- In Re: **Quality Realty, Inc.; U.S. Bankruptcy Court for the Northern District of Texas, Dallas Division; Chapter 11 Case No. 388-30699-RCM-11** In March, 1988, Jack Poe testified before Judge Robert McGuire as to the value of 36.30 acres of vacant land located in Dallas, Texas - **for the defendant.**

In addition to testimony, Mr. Poe is often engaged as a consulting expert where testimony is not provided.

TESTIMONIALS

100% unsolicited thank you notes

If only all appraisers were as thoughtful and considerate of their client's comments as you...either way-agree or disagree you do consider all comments.(2019)

Perfect Jack. I will see how fast we can get you paid. You are the best. (2019)

This is very thorough and I appreciate your effort on this appraisal. (2019)

I only refer to the best and brightest. (2018)

You are always so kind. (2018)

You are the best! Thank you for your excellent service. You have no idea how much I appreciate your timely revisions. (2018)

In my opinion, you are doing a stellar job. Thank you. (2018)

I have seen your work and it is fantastic. (2018)

Very good. Thank you for the update...and the good service, as always. (2018)

It's always a pleasure to work with you. (2018)

You Guys are the best of all time! (2017)

Thank you so much for accommodating so many requests and changes!!! (2017)

As always, your letter was eloquent and to the point. I envy your skills (2017)

This was a really, really, good report – Really, really, good report. (2017)

Thanks for getting the revised appraisal back so quickly. It is very much appreciated. (2017)

I have read a lot of appraisals and am qualified to say yours are the best. (2017)

Jack. just wanted to thank you for your time and efforts spent on my questions.... I really appreciate the feedback (2017)

Jack, you are correct (as usual). (2017)

Thank you, Jack, you're the best. (2017)

Wow, you are fast! Thanks again! (2017)

Thanks for your quick response and clarity when identifying the issues. (2017)

Thanks Jack. We appreciate you jumping on this (2017)

Many thanks, Jack. We now have all 4 final reports. (2016)

You are a true inspiration. I can't thank you enough for leading the way by setting a fine example for our profession. Your work has helped make it possible for appraisers to be a respected part of the real estate community. I'm thriving today because of your committed effort to advance and better our industry. (2016)

Fantastic report. Amazing!!!! Do you do Denver? (2015)

Thank you for years of good service. As an entrepreneur, you exceeded my expectations but I, more than most, realize that the daily grind requires a different kind of energy. (2015)

I appreciate your continuing commitment to providing your customers with top quality research and analyses. (2015)

It was a pleasure to review such a good report. You would not believe some of the reports I review for these small banks out here. (2015)

I would most certainly like to be associated with you in whatever format presents itself. I have observed that you've "given back" to the organization and to the profession over the years, and have "paid ahead", and that speaks highly of you as a professional. I sincerely hope we can affiliate at some level. (2015)

Thank you very much! Excellent service. (2015)

I always appreciate the fine efforts of your firm! Hope all is well there! (2015)

TESTIMONIALS

This appraisal is excellent, one of the best we've ever received. (2014)

Thank you for the excellent service! (2014)

Thank you both for the quick and thorough response. (2014)

We appreciate you Jack. You're trustworthy. (2014)

We enjoy reading reports from your company - although complex issues they are well written and give good support. (2014)

Thanks Jack. We really appreciate that you could get this appraisal done for us so quickly. (2014)

Thanks for all your hard work on these reports. It is always appreciated! (2014)

Thanks for your prompt and, as usual, extremely well-done appraisal. . . It has been a pleasure working with you. (2014)

Luv ya jack (2014)

Thanks for staying with me till the end. We truly appreciate your expertise and dedication. (2013)

Jack, you are the best, thanks. (2013)

Thank you for your conscientious approach to your work... I wish I could hire you for every assignment. (2013)

I am not accustomed to receiving such a quick response-thank you. (2013)

Thank you! I truly appreciate your promptness - I wish I could use your firm in the other areas that I cover. (2013)

This was the third report we have had done in the . . . area over the last year and unless the market there has changed, this was the first one that was able to use all sale and rent comps from the immediate area. The other reports were not bad but suffered in the degree of research by comparison. (2013)

Thanks for getting this completed so quickly! (2013)

Jack, just received it and thank you for the great service under such a tight time constraint. We will be in touch. (2013)

You guys did a great job. (2012)

Thanks Jack, we appreciate the hard work. (2012)

Excellent work gentlemen. (2012)

This was excellent. Freddie was very impressed with your answers and very happy now! (2012)

Thank you again for your work! (2012)

You're so the best! Thank You! (2012)

Jack, you are awesome. Always have been, always will be. (2012)

Perfect thank you sir... I think we will try to keep you busy on other . . . assignments. (2012)

You went above and beyond the call of duty. Thank you. (2012)

Thank you. It has been a pleasure. Hope to work with you again soon. (2012)

Mucho Gracias. You're a kind and thoughtful gentleman. Thanks. (2012)

Thanks for being a good and reasonable minded leader who leads by consistent example! (2012)

Jack - very good report, well supported and reasonable assumptions. Thanks for well supporting your value estimates.

No corrections or additions needed. (2012)

I appreciate you more than I can say. Thank you, thank you, thank you! (2012)

I wish all my vendors were as kind and patient as you have been. (2012)

Thanks! Its been nice working with you. (2012)

This is excellent work. Thanks Jack! (2012)

I love you, Jack Poe. You really came through for me. (2012)

Thank you I do appreciate it greatly! I know the thought and effort you put into the assignments and it is not taken lightly! (2012)

TESTIMONIALS

It is always a pleasure working with you and your team. (2011)

