

**QUALIFICATIONS OF  
MICHAEL A. McELVEEN**

**EDUCATION**

B.A. Finance, University of South Florida, 1981  
 B.S. Insurance, Risk Management and Real Estate; Minor - Economics, Florida State University, 1982

**AFFILIATIONS**

American Real Estate Society  
 Appraisal Institute, Certificate Number 7569  
 Licensed Florida Real Estate Broker  
 State Certified General Real Estate Appraiser, RZ0360

**AREAS OF VALUATION AND EVALUATION EXPERIENCE**

Valuation experience has been apartments, condominiums, retail centers, shopping malls, offices, department stores, service stations, convenience stores, vested rights, subdivisions, partially developed land, lodging, conservation easements, golf courses, self storage, environmentally impaired real property, rail corridors and partial real property interests.

**Significant Valuation Assignments**

<b>Property</b>	<b>Description</b>	<b>Service</b>
Westin Diplomat Resort & Spa	998 room resort & life style center	Assessment Appeal
Doral Golf Resort & Spa	693 rooms & 5 golf courses	Assessment Appeal
La Farge Manufacturing Plant	Wall board manufacturing plant	Assessment Appeal
Sears Department Stores, Pinellas, Palm Beach, Broward, Orange, Cobb, Alachua, Fulton	Mall department stores	Assessment Appeal
JC Penney's, Pinellas, Palm Beach	Mall department stores	Assessment Appeal
Lost Oaks	Shooting sports community	Conservation Easement
Tallevast	Residential community	Environmental Impairment
Verizon Florida	28 properties	Assessment Appeal
Natures Walk Townhomes	Impact of severed foundation	Construction Litigation
Publix Warehouse, Bakery & Plant	Bakery & distribution center	Assessment Appeal
CSX Rail Line	Rail corridor	Condemnation
Alafia River Phosphate Spill	Residential community	Environmental Impairment
San Souci Groundwater Contamination	Impaired Community	Environmental Impairment
A&G Cattle Company	1,557 acre flowage easement	Condemnation
Lionstone Properties	Proposed condominiums	Bert J. Harris Property Rights
Publix Supermarket, Kendall	Free standing supermarket	Bert J. Harris Property Rights
Hogan's Creek Site	7.32 Acre site	Environmental Impairment
NCR Site	Office site	Environmental Impairment
5 Correctional Centers	Correctional Centers	Purchase of corporation
Sonesta Beach Resort	Proposed condominium hotel	Bert J. Harris Property Rights
Sarasota Land	10 acres commercial land	Environmental Impairment
Hoover Boulevard Land	Land fill	Environmental Impairment



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Evaluation experience has been the study of linkages, highest and best use studies, real property assessment, economic benefit analysis, supply and demand studies, impact of the proximity of an externality on the value of single family homes, impact of the proximity of an externality on the value of apartments, impact of a frontage road on the value convenience retail, impact of a frontage road on the value of a supermarket, impact on value of deficient parking for retail, analysis of practicable development single-family subdivision, land use needs analysis, appraisal review.

**Significant Evaluation Assignments**

<b>Property</b>	<b>Description</b>	<b>Service</b>
Home Depot, Jacksonville Beach	Impact of retail on homes	Home Value Impact Study
Home Depot, Cape Coral	Impact of retail on homes	Home Value Impact Study
Twin Towers of Channelside	Proposed condominiums	Economic Benefit Study
Harbour Pointe	Proposed condominiums	Practable Alternative Study
Wildwood Commercial	Commercial PUD	Land Use Needs Analysis
Waterside @ Coquina Key	492 condominiums	Strategic assessment consulting
Panther Trace	300 single-family lots	Strategic assessment consulting
Winn-Dixie Supermarket	Supermarket	Frontage road impact
Bay Walk	72,821 sq. ft. life style center	Strategic assessment consulting
Parking Study	Deficient parking impact on rent	Consulting analysis
Interstate proximity impact	Apartments	Consulting analysis
Road proximity impact	Single-family homes	Consulting analysis
Unexploded ordinance	Single-family homes	Consulting analysis
Sweet Bay Suncoast	Neighborhood retail center	Practable Alternative Study
Area 3 Tampa Palms	96 single-family lots	Strategic assessment consulting
Mirasol	Residential community	Practable Alternative Study
Clear Springs Land Company	Land	Consulting analysis/HBU Analysis
Grand Venezia & Grand Bellagio	Construction litigation	Consulting analysis
Twin Towers of Channelside	Economic benefit study	Economic Benefit Study
San Souci Groundwater Contamination	Impaired Community	Environmental Impairment
Southshore Commons Mixed Use Dev.	Proposed mall, offices & lodging	Economic Benefit Study

**PROFESSIONAL EXPERIENCE - PARTIAL LISTING**

June 1987 - Present, President, Urban Economics, Incorporated. Urban Economics is a multi-disciplined real estate valuation and evaluation firm concentrating on valuation and evaluation for litigation. Duties include staffing, allocation of resources, continuing education, supervision of product quality and marketing.

December 1985 - June 1987, Vice - President of Warren Hunnicutt Jr., Incorporated. Responsibilities included project planning and staffing, client development, and strategic planning.

May 1982 - December 1985, Associate appraiser, Warren Hunnicutt Jr., Incorporated, St. Petersburg, Florida. Work experience encompassed the valuation of commercial real estate with emphasis in apartments, lodging facilities, golf courses and retail centers. Evaluation assignments included marketability studies, highest and best use and economic base analysis.



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**EXPERT WITNESS QUALIFICATIONS**

Admitted as an expert in real estate valuation and/or evaluation in the following counties and jurisdictions Florida:

Alachua County	Palm Beach County
Broward County	Pasco County
Dade County	Pinellas County
Hardee County	Polk County
Hernando County	St. Johns County
Hillsborough County	Sumter County
Lee County	Volusia Count
Manatee County	Federal Bankruptcy County – Middle District
Martin County	Federal Bankruptcy County – Lower District
Orange County	

**PROFESSIONAL PUBLICATIONS**

Michael McElveen, David S. Eastman and Barry A. Diskin, Ph.D., “Rent Control Legislation for Mobile Home Parks in Florida,” *Journal of Property Management*.

Michael McElveen and Barry Diskin, “Valuation of Anchor Department Stores,” *The Assessment Digest*, (Sept/Oct. 1990): pp. 14-21.

Michael McElveen and Barry Diskin, “Valuation of Anchor Department Stores,” *The Journal of Property Taxation*, (Nov. 1990): pp. 20-29

Michael McElveen, Barry Diskin Ph.D., and Joel B. Haynes, “Lender Perceptions of Value Influences of Asbestos Contamination in Income-Producing Buildings.” *The Assessment Digest*, (Nov./Dec.): pp. 10-15.

Working paper, Michael McElveen, Barry Diskin Ph.D., “*Productivity Valuation Theory For Service Stations*”

**PROFESSIONAL PRESENTATIONS**

Guest lecturer, Institute of Property Taxation, 1989 Property Tax Symposium, “Valuation of Anchor Department Stores.”

Member job analysis panel and item writer for the State of Florida Real Estate Appraiser Licensing Exam.

Guest lecturer, Florida State University, topic “Highest and Best Use Analysis”.

Guest lecturer, International Association of Assessing Officers, 55th International Conference, “Special Problems in Shopping Center Valuation.”

1997 Chairman of the Florida State University Real Estate Trends & Network Conference

Guest lecturer, Hillsborough County Bar Association, Eminent Domain Section, “Larger Parcel Theory”.



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Guest lecturer, Florida Bar Association, “Geographic Information Systems and Proximity Damages”.

Guest lecturer, McDonald Corporation, “Fast-Food Restaurant Valuation”.

<b>Testified Cases</b>	<b>Case No.</b>	<b>County</b>
Florida Gas Transmission Co. v. Kinsman, et al	94-1812	Polk
State of Florida Department of Transportation v. Ann Chorvat, et al	97-1523-CA	Hernando
Michael Bedosky, III and Jayne S. Bedosky v. R.B. Turner, as Property Appraiser, Melvin B. Smith, as Tax Collector, & Larry Fuchs, as the Executive Director of the Department Of Revenue	96-1588-CAE	Pasco
C.W. Mahon and Keck Inc., A Florida Corporation v. Mobil Oil Corporation, a New York Corporation Raymond J. Proch & Mary C. Proch	95-7976	Hillsborough
The David H. Simon 1971 Trust, by David H. Simon, 96-1955-CIV-t-25A As Trustee, and The Michael B. Simon 1971 Trust, by David H. Simon, as Trustee, collectively, a/k/a the Joseph I Simon 1971 Trust, by David H. Simon, as Trustee v. Honeywell, Inc.		Hillsborough
Hillsborough County v. Jacqueline M. Chapman	90-04208	Hillsborough
Florida Department of Transportation v. Lakeland Ventures	GC-G-95-465	Polk
Advance Leasing, et al., v. Hillsborough County	95-50-CIV-T-25B	Hillsborough
FDOT v. Florida Convalescent Centers, Inc.		Polk
FDOT v. Mark and Karen Schreiber	GCG-00-1185	Polk
Martin County v. Glenn and Patricia Kloiber	00-469-CA	Martin
FDOT v. Anthony and Josephine Tepedino, et al	CA-02-03154AF	Palm Beach