

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW MEXICO**

In re:

ROMAN CATHOLIC CHURCH OF THE
DIOCESE OF GALLUP, a New Mexico
corporation sole,

Debtor.

Jointly Administered with:

BISHOP OF THE ROMAN CATHOLIC
CHURCH OF THE DIOCESE OF GALLUP,
an Arizona corporation sole.

This pleading applies to:

- ☒ All Debtors.
☐ Specified Debtor.

Chapter 11

Case No. 13-13676-t11

Jointly Administered with:

Case No. 13-13677-t11

**DEBTORS' APPLICATION FOR AN ORDER AUTHORIZING THE EMPLOYMENT
OF ESTATE VALUATION CONSULTANTS, INC. AS APPRAISER FOR THE
DEBTORS AND DEBTORS-IN-POSSESSION**

TO THE HONORABLE UNITED STATES BANKRUPTCY JUDGE:

Roman Catholic Church of the Diocese of Gallup, a New Mexico corporation sole (“**RCCDG**”), and Bishop of the Roman Catholic Church of the Diocese of Gallup, an Arizona corporation sole (the “**Arizona Entity**”), the debtors and debtors-in possession (collectively the “**Debtors**”) in the above-captioned, jointly administered cases (the “**Reorganization Cases**”), by and through their attorneys undersigned, hereby apply pursuant to 11 U.S.C. §§ 327, 328, 330 and 1107, Fed. R. Bankr. P. 2014 and 2016, and NM LBR 2016-1.1, and the United States Trustee’s “Operating Guidelines and Reporting Requirements for Debtors and Debtors in Possession and Trustees” as revised June 11, 2012 (the “**UST Guidelines**”) for an Order authorizing the employment of Estate Valuation Consultants, Inc. (“**EVC**”), a commercial real estate services firm providing appraisal services for the Debtors in these Reorganization Cases.

This Application is supported by the verified statement of Shane LeMon, MAI, CCIM, Owner and President of EVC (the “**LeMon Statement**”), which is attached hereto as **Exhibit “A”** and incorporated herein by this reference and by the record of these Reorganization Cases. In further support of this Application, the Debtors represent as follows:

MEMORANDUM OF POINTS AND AUTHORITIES

I. JURISDICTION.

The Court has jurisdiction over this Application under 28 U.S.C. §§ 157 and 1334. This matter is a core proceeding under 28 U.S.C. § 157(b)(2). The statutory predicates for the relief requested in this Application are 11 U.S.C. § 327(a) and Fed. R. Bankr. P. 2014.

II. BACKGROUND.

On November 12, 2013 (the “**Petition Date**”), the Debtors filed their Chapter 11 petitions for relief, thereby commencing these Reorganization Cases. As of the Petition Date, the Debtors are operating their business and managing their affairs as debtors-in-possession pursuant to 11 U.S.C. §§ 1107(a) and 1108.

The organization and background of the Debtors, and the relationship among them, the Diocese, the Parishes and various other entities within the geographic territory of the Diocese is described in the “Declaration of Bishop James S. Wall in Support of Chapter 11 Petition and First Day Motions” [Dkt. No. 19] and in prior pleadings filed in the Reorganization Cases, all of which are herein incorporated by this reference.

As part of their reorganization efforts, the Debtors are endeavoring to negotiate a consensual plan of reorganization, which will necessitate, among other things, payment of certain sexual abuse tort claims (the “**Tort Claims**”) and other claims. Therefore, it is essential to the Debtors’ reorganization efforts, including the upcoming mediation with the Official

Committee of Unsecured Creditors (the “**Committee**”), that the Debtors and Committee are aware of the value of the assets that might, as part of a plan of reorganization, be liened, liquidated, or otherwise used to pay Tort Claims, other claims, and other costs and expenses associated with the Reorganization Cases.

To aid in evaluating the assets that may be useful in funding a plan, the Debtors and Committee agree that it is necessary to obtain appraisals of certain key properties¹ (the “**Properties**”). The Debtors and Committee have agreed that the Properties to be appraised can be expanded by mutual agreement and filing of a joint notice with the Court identifying the cost and location of the expanded appraisal(s), to be effective within seven (7) days of serving such notice, and without further order of the Court. If the Committee determines an additional property should be appraised that the Debtors do not agree to, the Committee may file a motion, to which the Debtors may object, seeking the Court’s determination on whether an appraisal should be obtained.

Counsel for the Committee and the Debtors have agreed that it is in the best interest of all parties-in-interest to employ an appraiser. The appraiser will not be a consulting expert, and, therefore, certain privilege protections that would otherwise be applicable to a consulting expert under the discovery rules will not pertain to him. The Committee will be able to communicate with EVC and receive information and documents from EVC, after review and approval by the Debtors. During the course of the appraisal while acting in the course and scope of its employment, if EVC is provided documents that would be subject to an applicable privilege, including, but not limited to, the attorney-client privilege or attorney work product

¹ Currently, these key properties include the following: Gallup Catholic School, 515 Park Ave., Gallup, NM; Chancery Office, 711 S. Puerco Dr., Gallup, NM; Sacred Heart Retreat Center, 167 Hwy 602, Gallup, NM; and St. Bonaventure Mission & School and Smith Lake Property, Thoreau, NM..

communications, the parties agree that any such disclosure would be an inadvertent disclosure by the Debtors and any such disclosure would not in any way waive the applicable privilege. EVC will not take direction from the Committee with respect to its investigation unless such direction is consented to in writing by the Debtors. If there is any dispute between the Debtors and the Committee regarding production of any documents or work product of EVC or direction regarding EVC's appraisal, either the Committee or the Debtors may seek relief from the Court.

III. RELIEF REQUESTED.

Bankruptcy Code § 327(a) allows a debtor-in-possession to employ an appraiser or other professional if the professional is a "disinterested person" and if the professional does not hold or represent any interest adverse to the estate.

By this Application, the Debtors seek to retain and employ EVC as an appraiser. The Debtors are informed and believe that EVC is sufficiently knowledgeable and experienced to perform the necessary valuation services, as described more fully below. A summary of EVC's and LeMon's experience and qualification is attached to the LeMon Statement as Exhibit "2."

As evidenced in the LeMon Statement, EVC has the experience, expertise, and resources to provide the necessary valuation services. EVC has extensive experience in valuing commercial properties of all types within the state of New Mexico. Upon information and belief, the Committee does not object to the Debtors' request to employ Mr. LeMon.

IV. DISINTERESTEDNESS, SERVICES TO BE RENDERED, AND COMPENSATION.

To the best of the Debtors' knowledge, information, and belief, and other than set forth in the LeMon Statement, EVC does not hold or represent an interest adverse to the Debtors' estates and is a "disinterested person," as defined by 11 U.S.C. § 101(14) and modified by 11 U.S.C. § 1107(b), with respect to the matters for which they are to be retained. Except as set forth

below or in the LeMon Statement, to the best of Mr. LeMon's knowledge, information and belief, EVC does not have any connections with the Debtors, the Debtors' creditors, any other parties-in-interest, their respective attorneys and accountants, the United States Trustee, or any person employed in the Office of the United States Trustee. EVC is the affiliate of a company known as American Property Consultants and Appraisers, Inc. ("**American**"), that has performed one or more appraisals for Pinnacle Bank dba Bank of Colorado, which is a secured creditor of the Debtor, but Pinnacle's secured status is not in dispute in the Debtors' cases. Furthermore, the information disclosed by Mr. LeMon in the LeMon Statement does not preclude EVC from providing the valuation services needed by the Debtors.

As provided in the engagement letter, EVC will be engaged to prepare a summary appraisal report for each of the Properties and will provide the Debtors' with the current market values. Furthermore, each report will be prepared according to, comply with, and be subject to, the current requirements of the Uniform Standards of Professional Appraisal Practice and the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice.

As provided in the engagement letter attached to the LeMon Statement as **Exhibit "1,"** EVC will be retained on the Debtors' behalf for a flat fee of \$22,100.00, inclusive of expenses and New Mexico gross receipts tax. One-third of the fee is to be paid prior to EVC's initial site inspections, the remaining two-thirds will be paid as each summary appraisal report is completed and provided to the Debtors.

V. CONCLUSION.

WHEREFORE, the Debtors' respectfully request that the Court enter an order:

- A. Granting the relief requested by the Debtors in this Application;

B. Authorizing the employment of EVC as an appraiser for the Debtors effective as of the date of filing this Application;

C. Authorizing the Debtors to pay EVC the flat fee on the payment schedule set forth herein without necessity of further application to the Court;

D. Authorizing the Debtors and Committee, upon mutual agreement, to expand the list of Properties to be appraised by filing a joint notice with the Court identifying the cost and location of the expanded appraisal(s), to be effective within seven (7) days of serving such notice, and without further order of the Court;

E. Authorizing the Debtors to pay EVC the flat fee indicated on any joint notice for additional properties to be appraised on the payment schedule set forth herein;

F. Authorizing the Committee to seek an order from the Court if it determines an additional property should be appraised that the Debtors do not agree to; and

G. Granting such other and further relief as is proper and just concerning this Application.

RESPECTFULLY SUBMITTED this 7th day of January, 2015.

/s/ Elizabeth S. Fella

Susan G. Boswell (AZ Bar No. 004791)
Lori L. Winkelman (AZ Bar No. 021400)
Elizabeth S. Fella (AZ Bar No. 025236)

Admitted Pro Hac Vice

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-and-

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500 Marquette N.W., Suite 650
Albuquerque, New Mexico 87102
(505) 766-9272/Fax: (505) 722-9287
twalker@walkerlawpc.com

Counsel for the Debtors

CERTIFICATE OF SERVICE

Pursuant to F.R.C.P. 5(b)(3), F.R.B.P. 9036 and NM LBR 9036-1(b), I hereby certify that service of the foregoing “Debtors’ Application for an Order Authorizing the Employment of Estate Valuation Consultants, Inc. as Appraiser for the Debtors and Debtors-In-Possession” was made on January 7, 2015, via e-mail and the notice transmission facilities of the Bankruptcy Court’s case management and electronic filing system on the below listed parties, and via U.S. Mail to all additional parties on the Debtors’ Limited Notice List.

Ronald E. Andazola
Leonard Martinez-Metzgar
Office of the U.S. Trustee
P.O. Box 608
Albuquerque, NM 87103
ustregion20.aq.ecf@usdoj.gov
ronald.andazola@usdoj.gov
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and Debtor-in-Possession*

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Counsel for Catholic Mutual Relief Society

/s/ Elizabeth S. Fella
Elizabeth S. Fella

EXHIBIT “A”

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW MEXICO**

In re:

ROMAN CATHOLIC CHURCH OF THE
DIOCESE OF GALLUP, a New Mexico
corporation sole,

Debtor.

Jointly Administered with:

BISHOP OF THE ROMAN CATHOLIC
CHURCH OF THE DIOCESE OF GALLUP,
an Arizona corporation sole.

This pleading applies to:

- ☒ All Debtors.
☐ Specified Debtor.

Chapter 11

Case No. 13-13676-t11

Jointly Administered with:

Case No. 13-13677-t11

**VERIFIED STATEMENT OF SHANE LEMON, MAI, CCIM PURSUANT TO FED. R.
BANKR. P. 2014(a) AND 2016(b) REGARDING DEBTORS' APPLICATION FOR AN
ORDER AUTHORIZING THE EMPLOYMENT OF ESTATE VALUATION
CONSULTANTS, INC. AS APPRAISER FOR THE DEBTORS AND DEBTORS-IN-
POSSESSION**

TO THE HONORABLE UNITED STATES BANKRUPTCY JUDGE:

I, Shane LeMon, MAI, CCIM, declare under penalty of perjury as follows, pursuant to
Fed. R. Bankr. P. 2014(a) and 2016(b):

1. I am an adult person, and I am a resident of Albuquerque, New Mexico.
2. I am the Owner and President of Estate Valuation Consultants, Inc. ("EVC"). I
am duly authorized by EVC to make all statements which I have made in this Verified Statement
on behalf of EVC and with respect to the "Debtors' Application for an Order Authorizing the

Employment of Estate Valuation Consultants, Inc. as Appraiser for the Debtors and Debtors-in-Possession” (the “**Application**”).¹

3. EVC is a real estate consulting firm based in Albuquerque, New Mexico which specializes in commercial real estate appraising and consulting.

4. EVC has extensive experience in valuing commercial properties of all types within the state of New Mexico.

5. EVC has agreed to provide professional services to the Debtors, subject to approval by the Court. EVC has been engaged to perform the services set forth in the engagement letter, attached hereto as **Exhibit “1”**.

6. EVC will be paid a flat rate of \$22,100.00 for summary appraisals on the Properties, inclusive of expenses and New Mexico gross receipts tax. One-third of the fee is to be paid prior to EVC’s initial site inspections, the remaining two-thirds will be paid as each summary appraisal report is completed and provided to the Debtors.

7. In accordance with 11 U.S.C. § 504 and as required by Fed. R. Bankr. P. 2016, I hereby expressly confirm that no agreement or understanding exists between EVC and any other person for the sharing of any of EVC’s compensation for professional services rendered or to be rendered to the Debtors in, or in connection with, the Reorganization Cases; furthermore, EVC has not made, and will not make, any sharing of compensation, any agreement to share compensation or any other agreement prohibited by 11 U.S.C. § 504 and/or 18 U.S.C. § 155. All agreements related to the employment of EVC by the Debtors and the charges for costs to be reimbursed are as disclosed herein.

¹ Capitalized terms not defined in this Verified Statement have the meaning ascribed to them in the Application.

8. EVC is a “disinterested person” as that term is defined in 11 U.S.C. § 101(14), as modified by 11 U.S.C. § 1107(b), because neither EVC nor its employees: (a) are creditors or insiders of the Debtors; and (b) are not and were not, within two years before the date of filing of the Reorganization Cases, a director, officer, or employee of the Debtors.

9. I do not believe that any of the matters and disclosures identified in this Verified Statement render EVC not disinterested, or otherwise impact its ability to effectively act as appraiser.

10. To the best of my knowledge, there is no connection between me or any professional at EVC and any United States Bankruptcy Judge in this District, or with the United States Trustee for this District or any employee thereof.

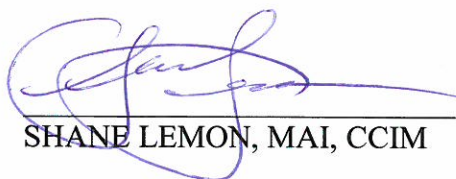
11. To the best of my knowledge, EVC does not have any other connections with the Debtors, its creditors (unless disclosed on page 2 of my curriculum vitae **Exhibit “2”** hereto), any other parties-in-interest, or their respective attorneys and accountants nor with the United States Trustee or any person employed in the office of the United States Trustee. To the best of my knowledge, EVC does not have an interest materially adverse to the interests of the Debtors or the estate by reason of any direct or indirect relationship.

12. EVC will periodically review its files during the course of its employment by the Debtors to make sure that no conflicts or other disqualifying circumstances exist or arise. If any new relevant facts or relationships are discovered or arise, EVC will use reasonable efforts to identify any such further developments and will promptly file a supplemental affidavit as required by Fed. R. Bankr. P. 2014(a).

13. Based on the foregoing, EVC is eligible to be employed as appraiser for the Debtors.

14. After conducting or supervising the investigation described above, I declare under penalty of perjury under the laws of the United States of America, that the foregoing is true and correct to the best of my knowledge, information, and belief. I have made all of the foregoing statements on behalf of EVC in support of its Application and in compliance with Fed. R. Bankr. P. 2014(a) and 2016(b). If called to testify, I would testify as I have stated herein.

DATED: December 30, 2014



SHANE LEMON, MAI, CCIM

EXHIBIT “1”



Estate Valuation Consultants, Inc.

January 6, 2015

Lori Winkelman, Partner
Quarles & Brady, LLP
One Renaissance Square
Two North Central Avenue
Phoenix, Arizona 85004-2391
P (602)229-5452; E lori.winkelman@quarles.com

RE: Appraisal bid / engagement letter for various appraisals for the Diocese of Gallup, New Mexico

Dear Ms. Winkelman:

In accordance with your request, I have prepared this bid/engagement letter for the assignments listed below. I have provided fees for Restricted Appraisal Reports, and Appraisal Reports in either Summary or Self-Contained Formats. Any report ordered would be prepared to meet the current USPAP requirements. The reports will provide current market values. The applicable fees are outlined below and are inclusive of NM gross receipts tax.

	<u>Restricted</u>	<u>Summary</u>	<u>Self-Contained</u>
1) Gallup Catholic School	\$3,500	\$4,500	\$5,500
2) Chancery Office	\$2,000	\$2,750	\$3,600
3) Sacred Heart Retreat Center	\$2,750	\$3,600	\$4,500
4) St. Bonaventure Mission & School	\$7,000	\$8,500	\$10,000
5) Smith Lake Property	<u>\$2,000</u>	<u>\$2,750</u>	<u>\$3,600</u>
Combined Totals	\$17,250	\$22,100	\$27,200

The requested reports will be prepared to comply with and be subject to the current requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, as well as the federal banking regulatory policies and regulations. The reports can be completed and delivered within 60 days of engagement. ***One-third of the appropriate fee is due prior to our initial site inspections, with the entire balance due as appropriate on each individual report immediately upon completion.*** If you are in agreement with the terms stated above, and are prepared to order the work, please sign, print your name, and date below, **circle the appropriate type of Report you require in the chart above**, and ***return to my office via FAX (505)343-0330, or Email shanelemon@aol.com.***

Signature / Print Name

Date

Should you have any questions or require further information, please contact me at your earliest convenience.

Respectfully submitted,

Estate Valuation Consultants, Inc.

Shane Lemon, MAI, CCIM
NM General-Certified Appraiser #000193-G

EXHIBIT “2”

American Property – Consultants & Appraisers, Inc. Estate Valuation Consultants, Inc.¹

SPECIALIZED APPRAISAL EXPERIENCE

Commercial appraisers concentrating in the following areas:

Vacant Land	Condominiums	Right-of-Way
Office Buildings	Multi-Family Residences	Industrial Buildings
Farm & Ranch	Retail Centers	Aircraft Facilities
Restaurants	Hotels & Motels	Car Washes
Subdivisions	Golf Courses	Movie Theaters
Fitness Facilities	Nursing/Retirement Homes	Special Use Properties

LIST OF APPRAISERS IN ALBUQUERQUE OFFICE

Shane LeMon, MAI, CCIM, President/Owner of Company (25 years with Company)

Ian Valenzuela, MAI, Vice President (3 years with Company)

Kelly K. LeMon (Vice President – General Certified, 18 years with Company)

Steve S. Torres (Associate-General Certified, 24 years with Company)

Jennifer Ridley (Associate-Apprentice, 8 years with Company)

Patty Gibbon (Associate - Apprentice, 5 years with Company)

Jamie Ridley (Associate - Apprentice, 1 year with Company)

Todd Gross (Associate - General Certified, 1st year with Company)

❖ American Property-Consultants & Appraisers, Inc./Estate Valuation Consultants, Inc.

❖ Telephone Number: (505) 343-0400

❖ FAX number: (505) 343-0330

President/Owner Telephone Ext/Email

Shane LeMon, MAI, CCIM101 shanelemon@aol.com

Accounting

Debbie LeMon113 lemonent@aol.com

¹ American Property Consultants & Appraisers, Inc. ("American"), is an affiliate of Estate Valuation Consultants, Inc. ("EVC"). Both companies share staff and ownership. However, American serves bank clients, and EVC serves private clients.

◆ Representative Clients ◆

- ❖ Following is a representative list of American² and EVC clients including references.

AMREP	APS Real Estate
Bank 1 st	Bank of Albuquerque
Bank of America	Bank of Oklahoma Financial
Century Bank	City of Albuquerque
Community Bank	Compass Bank
Curb, Inc. (Chuck Haegelin	Daniel E. Pick, P.C.
Department of Energy	Diagnostek
Diamond Shamrock	Durabilt-William Sego
First Federal Bank	First National Bank of Belen / My Bank
First Community Bank	First Union Small Business Capital
GE Capital Small Business Finance	Glendale Federal Savings
GMAC	Grubb & Ellis
Hatch, Allen & Shepherd, PA	Haginas & Chapman
Ironstone Bank	Irwin Union Bank
Jack Stahl Company	Keleher & McLeod, PA
Leverick & Musselman	Los Alamos National Bank
Main Bank	Melbourne Financial
Modrall, Sperling, Roehl, Harris, & Sisk, PA	New Mexico Bank & Trust
New Mexico Educator's Federal Credit Union	New Mexico State Highway Department
People's Bank	Pinnacle Bank
Pulte Homes	Real Estate Advisors
Rebecca Sitterly, P.C.	Resolution Trust Corporation (RTC)
Richardson Ford	Robertson and Associates, Inc.
Rodey, Dickason, Sloan, Akin & Robb	Sandia National Laboratories
Santa Clara Indian Reservation	Sonoma National Bank
State Savings Mortgage Company	Sunrise Bank
The Beverly Group	US Bank
US New Mexico Federal Credit Union	Valley National Bank
Veterans Administration	Wachovia Small Business Capital
Washington Federal Savings	Wells Fargo Bank

◆ References ◆

New Mexico Bank & Trust

Mr. Chris Gibbon, Senior Vice President
PO Box 1048
Albuquerque, New Mexico 87103
(505) 830-8127

US Bank

Mr. Jan Heidecker, Chief Appraisal Reviewer
2845 Linden Court
Loveland, Colorado 80538
(970) 203-0312

US New Mexico Federal Credit Union

Mr. Lawrence Geter, Vice President
3939 Osuna Road NE
Albuquerque, New Mexico 87103
(505)342-8842

Laflin, Pick & Heer, P.A.

Mr. Dan Pick, Esquire
8500 Menaul Boulevard NE, Suite B450
Albuquerque, New Mexico 87112
(505) 883-0679

² See footnote 1, above.

SHANE LeMON, MAI, CCIM

PROFESSIONAL ASSOCIATIONS

Member of the Appraisal Institute: MAI No. 8662
State of New Mexico General Certified Real Estate Appraiser: #193-G
Individual Member of the Commercial Investment Real Estate Institute: CCIM No. 8029
State of New Mexico Licensed Broker: License No. 13725 I (Curtis Shane LeMon)
President of the FBI Citizens' Academy of New Mexico (2014-2015)
President of the Rotary Club of Albuquerque (2004/2005)
Chairman of the Board - Better Business Bureau of New Mexico & SW Colorado (2006/2007); Treasurer (2014/2015); Board member since 2002
President - New Mexico Corvette Association (2002 & 2007)
President - Interstate Commerce Industrial Center (2007 - 2014)

PROFESSIONAL EXPERIENCE

President
American Property - Consultants & Appraisers, Inc., Albuquerque, New Mexico Office, March 1990 to Present
President
Estate Valuation Consultants, Inc., Albuquerque, New Mexico Office, December 2002 to Present
Fee Appraiser
Stiebler & Associates, Albuquerque, NM, April 1985 to February 1990
Stiebler, Smith & Assoc., Albuquerque, NM, June 1984 to March 1985
Tax Accountant
Deloitte, Haskins & Sells, Albuquerque, NM, January 1983 to May 1984

SPECIALIZED APPRAISAL EXPERIENCE

Since June 1984, Mr. LeMon has served as a fee appraiser concentrating in the following areas:

Hotels & motels	Vacant Land	Condominiums	Right-of-way
Multi-family residences	Office buildings	Industrial buildings	Farm & ranch
Retail Centers	Aircraft facilities	Restaurants	Special use properties
Car washes	Movie Theaters	Subdivisions	Golf courses

EDUCATION

University of Albuquerque, 1984; Accounting
Albuquerque Technical-Vocational Institute, 1980-1982; Business Management
University of New Mexico, 1976-1980; Civil Engineering

American Institute of Real Estate Appraisers Courses:

2; Standards of Professional Practice; 7/85
1A-1; Real Estate Appraisal Principles; 9/86
1B; Capitalization Theory & Techniques Part B; 9/87
1B-A; Capitalization Theory & Techniques Part A; 2/87
1A-2; Basic Valuation Procedures; 3/87
2-1; Case Studies in Real Estate Valuation; 3/88
2-2 Valuation Analysis & Report Writing; 6/88
MAI Comprehensive Examination; 8/89

New Mexico Real Estate Institute Courses:

Real Estate Law; 2/96
Real Estate Practice; 2/96
Real Estate Broker Basics; 3/96
Real Estate Appraisal; 4/96
Real Estate Finance; 5/96
Real Estate Math; 5/96
NM Broker Examination; 6/96
NM Real Estate Commission - Mandatory; Albuquerque, New Mexico: 7/99, 4/02, 7/04, 11/07, 7/11, 4/14
NM Advance Map Reading & Surveys; 8/05 - Albuquerque, New Mexico
NM Decision Making with the HP-10B Calculator; 9/05 - Albuquerque, New Mexico
NM Qualifying Broker Refresher Course; 12/07, 9/11, 5/14 - Albuquerque, New Mexico
Leasing and Managing Residential Real Estate; 7/11 - Albuquerque, New Mexico
Successful Business Planning; 8/11 - Albuquerque, New Mexico

Negotiating and Completion of an Exchange; 8/11, 4/14 – Albuquerque, New Mexico
Understanding Residential Real Estate Investments; 3/14 – Albuquerque, New Mexico

Commercial Investment Real Estate Institute

CI 101 – Financial Analysis for Commercial Investment Real Estate; 8/97 – Albuquerque, New Mexico
CI 201 – Market Analysis for Commercial Investment Real Estate; 2/98 – Albuquerque, New Mexico
CI 301 – Decision Analysis for Commercial Investment Real Estate; 5/98 – Albuquerque, New Mexico
CI 408 - Core Concepts Review – CCR; 6/98 – San Diego, California
Comprehensive Examination; 6/98 – San Diego, California
NAR Code of Ethics; 7/11, Albuquerque, New Mexico
Business Ethics in Real Estate 10/12, Albuquerque, New Mexico

CONTINUING EDUCATION – Appraisal Related

American Institute of Real Estate Appraisers / Appraisal Institute

Standards of Professional Practice Update; 6/89 - Santa Fe, New Mexico
Reviewing Appraisals; 10/90 - Santa Fe, New Mexico
Accrued Depreciation; 1/91 - El Paso, Texas
Hotel/Motel Valuation Seminar; 6/91 - Dallas, Texas
Preparation and Use of the U.C.I.A.R. Form; 10/91 - Dallas, Texas
FHWA Course #14126; 12/91 - Santa Fe, New Mexico
Appraising Troubled Properties; 1/92 - El Paso, Texas
The Appraiser's Legal Liabilities; 9/92 - Las Cruces, New Mexico
Appraisal Regulations of the Federal Banking Agencies; 3/93 - Albuquerque, New Mexico
Standards of Professional Practice, Parts A & B; 4/93 - Albuquerque, New Mexico
Appraisal Office of the Future; 2/94 - San Diego, California
Understanding Limited Appraisals; 6/94 - Los Angeles, California
Fair Lending and the Appraiser; 4/95 - Las Cruces, New Mexico
Course 520; Highest & Best Use and Market Analysis; 9/97 – Phoenix, Arizona
Small Hotel/Motel Valuation Seminar; 9/98 – Ruidoso, New Mexico
Standards of Professional Practice, Part A (USPAP); 6/99 – Albuquerque, New Mexico
Standards of Professional Practice, Part B; 6/99 – Albuquerque, New Mexico
Valuation of Detrimental Conditions; 9/99 – Albuquerque, New Mexico
Real Estate Fraud; 1/01 – Albuquerque, New Mexico
Report Writing & Valuation Analysis; 6/01 – San Diego, California
General Applications; 10/01 – Salt Lake City, Utah
USPAP Course 401; 3/03 - Albuquerque, New Mexico
Rates and Ratios: Making Sense of GIMs, OARs and DCF; 7/04 – Albuquerque, New Mexico
USPAP Update Course 400; 1/05 – El Paso, Texas
Site to Do Business; 10/05 – Albuquerque, New Mexico
What Clients Would Like Their Appraisers to Know; 10/05 – Albuquerque, New Mexico
FHA and the New Residential Appraisal Form; 1/06 – Albuquerque, New Mexico
Subdivision Valuation Seminar; 4/06 – Santa Fe, New Mexico
Appraisal Consulting: A Solutions Approach for Professionals; 7/06 – Albuquerque, New Mexico
USPAP Course; 11/06 – Albuquerque, New Mexico
Business Practices & Ethics; 12/06 – Albuquerque, New Mexico
Cool Tools: New Technology for Real Estate Appraisers; 10/07 – Albuquerque, New Mexico
USPAP Course; 1/08 – Albuquerque, New Mexico
Office Valuation: A Contemporary Perspective 1/08 – Albuquerque, New Mexico
An Introduction to Valuing Green Buildings 9/08 – Albuquerque, New Mexico
Appraisal Tools Tune-Up 10/09 – Ruidoso, New Mexico
Appraising in 2009 10/09 – Ruidoso, New Mexico
Appraisal in Litigation 10/09 – Ruidoso, New Mexico
Appraising the Appraisal Business 10/09 – Ruidoso, New Mexico
Uniform Appraisal Standards for Federal Land Acquisitions 12/09 – Albuquerque, New Mexico
USPAP Course; 1/10 – Albuquerque, New Mexico
Business Practice & Ethics; 9/10 – Albuquerque, New Mexico
The Lending World in Crisis – What Clients Need Their Appraisers to Know Today; 11/10 – Albuquerque, New Mexico
Appraisal Review Seminar – General; 1/11 – Albuquerque, New Mexico
IRS Seminar: Conservation Easements & Your Taxes; 6/11 – Albuquerque, New Mexico
Appraisal Curriculum Overview (2-Day General); 9/11 – Albuquerque, New Mexico
Real Estate Finance, Value and Investment Performance; 10/11 – Albuquerque, New Mexico
Supervisor/Trainee Class – NM Real Estate Appraisers Board; 1/12 – Santa Fe, New Mexico
2012-2013 USPAP Course; 1/12 – Albuquerque, New Mexico
Evaluating Commercial Construction (2 days); 9/12 – Albuquerque, New Mexico
Practical Regression Using Microsoft Excel (2 days); 10/12 – Albuquerque, New Mexico
Fundamentals of Separating Real Property, and Intangible Business Assets (SBA Required) (2 days); 6/13 – Albuquerque, New Mexico
Supervisor/Trainee Class – NM Real Estate Appraisers Board; 12/13 - Albuquerque, New Mexico
Business Practices & Ethics; 1/14 – Albuquerque, New Mexico
2014-2015 USPAP Course; 1/14 – Albuquerque, New Mexico
Litigation Appraising: Specialized Topics & Applications; 10/14 – Ruidoso, New Mexico



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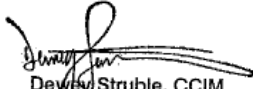
By election of the Governing Council has designated

Shane LeMon

as a

CERTIFIED COMMERCIAL INVESTMENT MEMBER




Dewey Struble, CCIM
1998 President

CERTIFICATE NO. 8029
June 10, 1998