

Per E. Bjorn-Roli, MAI

Managing Member

Background



Per E. Bjorn-Roli has a diversified background in appraisal and has worked on many different types of complex properties and assignments requiring specialized analysis. Examples include institutional, portfolio, retail, office, multifamily, special purpose, and other types of real estate. His real estate skills and knowledge include formulation and evaluation of asset management and development strategies, market research and analysis, property tax appeals, due diligence, site selection, wetland banking/mitigation, transaction negotiation and consulting, pre-acquisition/disposition strategy, risk assessment, market forecasting, and micro and macro economic analysis. Per has appraised numerous properties in Washington, Alaska, Nevada, Idaho, and Montana. Per is a certified general real estate appraiser in the State of Alaska. Per is a graduate of Service High School and was born and raised in Anchorage. He has strong roots in the local community – his father immigrated to Alaska from Norway in the 1960s and his grandfather came to Alaska during World War II and has the distinction of selling the first television set in Alaska. After spending several years in Seattle, Per returned to Anchorage in 2003 and founded Integrated Realty Resources, Inc., which became known as Reliant, LLC in 2009. Per is proud to reside in Alaska where he enjoys spending time with his family and participating in a wide variety of outdoor activities, including flying, skiing, hiking and mountain biking.

Education

Real Estate Education & Seminars

- Advanced Applications, AI
- Advanced Income Capitalization, AI
- Advanced Sales Comparison and Cost Approaches, AI
- Highest and Best Use Market Analysis, AI
- Uniform Standards of Professional Appraisal Practice (USPAP), AI
- 7-Hour National USPAP Update Course
- Appraisal Institute Bylaws & Regulations, AI
- The Lending World in Crisis-What Clients Need Their Appraisers to Know
- Report Writing and Valuation Analysis, AI
- General Applications, AI
- Basic Income Capitalization, AI
- Appraisal Principles, AI
- Appraisal Procedures, AI
- Analyzing Commercial Lease Clauses, AI
- Condemnation Appraising: Advanced Topics and Applications
- Condemnation Appraising: Basic Principles & Applications
- Real Estate Statistics & Valuation Modeling
- Online Business Practices and Ethics

- Appraisal of Local Retail Properties
- Subdivision Valuation

College Education B.S., Business Administration, University of Utah.

Employment History

Reliant, LLC / Integrated Realty Resources, Inc. Managing Director / Member, 2003 to Present, Anchorage, Alaska.

GVA Kidder Mathews Senior Appraiser / Appraiser & Consultant, 2000 to 2003, Seattle, Washington.
Formerly an affiliate of Insignia, GVA Kidder Mathews is the largest commercial real estate firm in Puget Sound.

Cushman & Wakefield Appraiser & Consultant, 1998 to 2000, Seattle, Washington.
C&W is the largest full service commercial real estate firm in the nation and has offices worldwide.

Kincaid & Riely LLC Research Analyst / Associate Appraiser, 1997 to 1998, Anchorage, Alaska.

Designations, Certifications and Awards

State License's / Certifications Designations

- State of Alaska, Certified General Real Estate Appraiser, License No. 302.

Per is one of 5,900 individuals worldwide that has earned the Appraisal Institute's prestigious MAI professional designation (Member No. 396734). Only 5% of commercial real estate analysts achieve this designation.

Awards Per was recognized in 2000 with the Anglyn award for outstanding participation at the Appraisal Institute's 2000 Leadership Development Advisory Council. The award was presented at Valuation 2000 in Las Vegas, Nevada.

Organization Affiliations, Offices & Memberships

- President, Alaska Chapter of the Appraisal Institute, 07/08
- Vice President, Alaska Chapter of the Appraisal Institute, 05/06
- Urban Land Institute Member
- Member BOMA of Anchorage

Partial List of Assignment Clients

Native Organizations

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Available Upon Request

National Financial Institutions

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Alaska Financial Institutions

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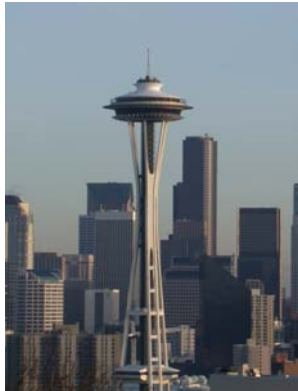
Government Sector

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Legal Sector

Private Sector

Summary of Completed Assignments



Special Purpose Properties

Space Needle, Seattle WA
 Alaska Pacific University, Anchorage AK
 Puget Sound Navel Shipyard, Bremerton WA
 Proposed Regal Cinema Movie Theatre, Fairbanks AK
 Regal Cinema Movie

Theatre Portfolio, Puget Sound WA
 Proposed Coming Attractions Theatre, Wasilla AK
 Columbia Winery, Bothell WA
 West Coast Forest Products Mill, Everett WA
 Chevron & Texaco Portfolio's, AK & WA
 Proposed Travel Center, Tacoma WA
 Dollar Rent A Car, SeaTac WA
 Take Flight T-Hangers, Anchorage AK
 Dan's Aircraft Hangers, Anchorage AK
 Hilltop Ski Area, Anchorage AK
 O'Malley Sports Complex, Anchorage AK
 Tesoro Ice Arena, Anchorage AK
 Northern Lights Baptist Church, Anchorage AK
 Cliffside Community Chapel, Anchorage AK
 Anchorage Airport Mini Storage, Anchorage AK
 Dillingham Tank Farm, Dillingham AK
 The DOME Sports Complex, Anchorage AK

Medical & Biotech Properties



Proposed Northern Lights Professional Medical Center, Fairbanks AK
 Proposed Seattle Biomedical Research Institute, Seattle WA

Overlake Hospital, Bellevue WA
 Proposed Life Sciences Building, Seattle WA
 Proposed WSU Biotech Bldg., Spokane WA
 Family Medical & Dental Center, Anchorage AK
 Providence Medical Condominiums, Anchorage AK
 Providence Proposed MOB Rent Study, Anchorage AK
 Mary Conrad Center, Anchorage AK

Hotel Properties



Goldbelt Hotel, Juneau AK
 Super 8 Motel, Fairbanks AK
 Super 8 Motel, Anchorage AK
 Super 8 Motel, Ketchikan AK
 Super 8 Motel, Juneau AK
 Qupquigiq Inn, Anchorage AK
 Proposed Residence Inn, Anchorage AK (While with Kincaid & Riely)
 Executive Suites, Anchorage AK (While with Kincaid & Riely)
 Best Western, Seward AK (While with Kincaid & Riely)
 Residence Inn, Seattle WA (Consulting)
 Extended Stay America, Kirkland WA (Consulting)
 Best Value Executive Suites, Anchorage AK

Multifamily / Condominium Properties

403 W. 21st Avenue, Anchorage AK
 Marlow Manor Senior Housing, Anchorage AK
 Proposed Eagle Ridge Apartments LIHTC, Palmer AK
 535 "N" St. Apartments, Anchorage AK
 8301 E. 3rd Ave. Apartments, Anchorage AK
 Proposed Grass Creek Village at Creekside LIHTC,



Anchorage AK
 Chugach South Apartments, Anchorage AK
 La Maisonette Apartments, Anchorage AK
 Wildwood Estates,

Anchorage AK
 The Mallary Apartments, Anchorage AK
 Proposed Condominium & Tract Dev. Lot 4A, Anchorage AK
 Terrace Apartments, Anchorage AK
 Heritage Court Apartments, Eagle River AK
 Fort Wainwright & Greely Military Housing, Fairbanks & Delta Junction, AK
 629 & 635 E. 79th Avenue, Anchorage, AK
 Arctic View Apartments, Anchorage AK
 Proposed Aurora Square Town Homes, Anchorage AK
 Snow Raven Condominiums, Girdwood, AK
 Wharton Mobile Home Park-Vacant Land, Anchorage, AK
 Proposed Residential Condominiums, Anchorage, AK
 Marathon View Condominium Suites, Seward, AK
 Marydale Manor Apartments, Soldotna AK
 Providence Residential Market Study
 Wiedner Portfolio Tax Appeal, Anchorage AK

Industrial Properties

Airport Business Park, Anchorage AK
 K&L Distributors Building, Anchorage AK
 Lake Otis Spenard Builder's Supply, Anchorage AK
 FedEx Ground, Anchorage AK
 Brown Jug / Sadler's Warehouse, Anchorage AK



ASRC Office Warehouse Building, Anchorage AK
 Gensco Building, Anchorage AK
 DHL Air Cargo Distribution Center, Anchorage AK

CALPERS Industrial Portfolio, Seattle WA
 CMI Construction Bldg., Anchorage AK
 Barnes & Noble.com Building, Reno NV



Proposed Northern Air Cargo Bldg., Anchorage AK
 Pool Arctic Bldg., Anchorage AK
 Corporate Express, Anchorage AK
 ProLogis Industrial

Building, Reno NV
 Hyster Dealership, Seattle WA
 Pacific Circuits Building, Burlington WA
 Weyerhaeuser Ind. Bldg., Federal Way WA
 Red Hook Ale Building, Seattle WA
 Delta Marine Yachts, Seattle WA
 Anchorage Opera Bldg., Anchorage AK
 Action Security, Anchorage AK
 Petit Industrial Park, Anchorage AK
 Johnson's Tire Service, Eagle river
 Johnson's Tire Service, South Anchorage
 Johnson's Tire Service Midtown, Anchorage
 K & L Distributors

Retail Properties



Former Borders Books, Anchorage AK
 Dimond Walgreens, Anchorage AK
 Muldoon Walgreens, Anchorage AK

Midtown Applebees Restaurant, Anchorage AK
 East Anchorage Applebees Restaurant, Anchorage AK
 Proposed ACS Stores, Alaska
 Jiffy Lube Portfolio, Various Locations AK
 Trace Retail Center, Anchorage AK
 Proposed S. Anch. Strip Retail, Anchorage AK
 Dimond Center Mall, Anchorage, AK
 SeaTac Mall, Federal Way WA
 Downtown Woodinville Center, Woodinville WA
 Lakewood Mall, Lakewood WA
 Outback Restaurant, Anchorage AK
 Party World / America Rents, Anchorage AK
 Proposed Parkway Supercenter, Tukwila WA
 Proposed Safeway, Seattle WA
 Proposed Safeway Plaza, Maple Valley WA
 Proposed Smokey Point Retail Center, Smokey Point WA
 Cascade Plaza, Everett WA

Pizza Hut Portfolio, Five Locations, ID
 South Town Center, Anchorage AK
 Plaza at 175th St., Woodinville WA



Lakeside Grocery Store,

Sitka AK

Blaine's Graphic Art Supply, Anchorage AK

Office Depot, Juneau AK

Pet Zoo, Eagle River AK

Three Bears, Kenai AK

Office Properties

JL Tower, Anchorage, AK

Proposed Centerpoint West Bld., Anchorage AK

Proposed BBNC Bldg., Anchorage AK

Proposed ANTHC Office Building, Anchorage AK

Proposed Cook Inlet Tribal Council Bldg., Anchorage, AK

Proposed CIRI/Doyon Bld., Anchorage AK

Bivin Plaza, Anchorage AK

Resolution Tower, Anchorage AK

Calais I & II, Anchorage AK

Fourth Ave. Plaza, Seattle WA

Anchorage World Trade Center, Anchorage AK

711 H Street, Anchorage AK

Midtown Business Center, Anchorage AK

Alaska Energy Building, Anchorage AK



KeyBank Building, Anchorage AK

Jordan Creek Center, Juneau AK

Market Place North I & II, Seattle WA

Queen Anne Plaza Rent Study, Seattle WA

Denali Towers, Anchorage AK

Tudor Park, Anchorage AK

Queen Anne Square, Seattle WA

Blanchard Plaza Rent Study, Seattle WA

Northwest Plaza, Federal Way WA

Proposed US Federal Courthouse, Helena MT

Fifth Avenue Plaza, Anchorage AK

Frontier Building Rental Analysis, Anchorage AK

Signature Building, Anchorage AK

Proposed US Federal Courthouse, Pocatello ID

US Post Office, Soldotna AK



Alaska Airlines Building, SeaTac WA

Stewart Title Building, Anchorage AK

Grand Northern Building, Anchorage AK

Port of Tacoma Administration Bldg., Tacoma WA

Weyerhaeuser Campus Center I & II, Federal Way WA

Proposed Interbay High Tech Bldg., Seattle WA

Automobile Dealerships

Mercedes Dealership, Anchorage AK

Great Alaskan RV Dealership, Anchorage AK

44110 Sterling Highway, Soldotna AK

37661 Kenai Spur Highway, Soldotna AK

Tony Chevrolet, Anchorage AK

Tony Chevrolet, Wasilla AK

Nye Frontier Ford & Body Shop, Wasilla AK

Lexus Toyota Dealership, Anchorage, AK

Lincoln Mercury Dealership, Anchorage AK

Alaska Sales & Service, Anchorage AK

GMC Automobile Dealership Portfolio, Puget Sound WA

Bob Bridge Pontiac GMC, Renton WA

Everett Chevrolet, Everett WA

Carco Automobile Dealership, Renton WA

Millennium Ford, Burien WA

Sound Ford, Seattle WA

Vacant Land

Tikahtnu Commons Vacant Land, Anchorage AK

Providence Alaska Midtown Land, Anchorage AK

8th Ave. & F St. Parking Lot, Anchorage AK

Fred Meyer S. Anchorage Site, Anchorage AK

Lowe's S. Anchorage Site, Anchorage AK
Midtown Calais Subdivision, Anchorage AK
First Hill PID, Seattle WA
Leo Walsh Property, Midtown, Anchorage AK
Tickner DNR Parcel, Tukwila WA
Lots 11 & 12 Arctic Ind. Subdv., Anchorage AK
Stout Property, Palmer AK
Glenn Square Addition parcels, Anchorage AK
Glenn Heights Tract A-1, Anchorage AK
Numerous Others

Partial Interest Valuations
Subdivision Valuation, Numerous Assignments
Machinery & Equipment, Various Types, Numerous Assignments

Maritime Industry Related Assets



White Pass Docks, Tidelands & Uplands, Skagway AK
Proposed Ketchikan Cruise Ship Dock Berth IV, Ketchikan AK
Waterfront Storage Property, Ketchikan AK
Graving Docks, Piers & Wharfs, Puget Sound Naval Shipyard, Bremerton WA
Walashek Shipyards / Seafood Plant, Unalaska AK
Westward Seafood Processing Plant, Unalaska AK
National Ocean and Aeronautic Administration Property (NOAA), Seattle WA
Goldbelt Float & Seadrome Bld., Juneau AK
Rayonier Mill Site Dock, Port Angeles WA
Delta Yachts Docks & Tidelands, Seattle WA
Sound Oil Refinery Tidelands, Tacoma WA
Samson Tug & Barge, Sitka AK
USCG Facilities Maintenance Bldg., Valdez AK

Historic Buildings

Milwaukee Hotel, Seattle WA
Kong Yick Hotel, Seattle WA
Cadillac Hotel, Seattle WA

Other

Ground Leases, Numerous Assignments

Copy of State of Alaska General Real Estate Appraiser Certification

No. **302**

Effective: 07/08/2011

Expires: 06/30/2013

STATE OF ALASKA

DEPARTMENT OF COMMERCE, COMMUNITY, & ECONOMIC DEVELOPMENT
Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

BOARD OF CERTIFIED REAL ESTATE APPRAISERS

Certifies that

PER ERIK BJORN-ROLI

Is a Certified

GENERAL REAL ESTATE APPRAISER

Commissioner: Susan K. Bell

Wallet Card

No. 302		
State Of Alaska		
Department of Commerce, Community, and Economic Development		
Division of Corporations, Business and Professional Licensing		
This Certifies that		
PER ERIK BJORN-ROLI		
Is a Certified		
GENERAL REAL ESTATE APPRAISER		
Effective	Expiration	Date of Birth
07/08/2011	06/30/2013	12/16/1972
Signature _____		

YOU MUST NOTIFY THIS DIVISION IN WRITING OF ANY CHANGE OF ADDRESS.

TO VERIFY YOUR LICENSE TO ANOTHER AGENCY, SUBMIT \$20.00 MADE PAYABLE TO THE STATE OF ALASKA.

DIVISION WEBSITE: www.commerce.state.ak.us/occ