

QUALIFICATIONS OF JASON L. MESSNER

PROFESSIONAL AFFILIATIONS

MAI Member, Appraisal Institute

CRE Member, The Counselors of Real Estate

Certified General Real Property Appraiser, Minnesota License No. 4000836

Certified General Real Property Appraiser, North Dakota License No. TP-219038

Certified General Real Property Appraiser, Iowa, License No. CG04070

Member, Minneapolis Area Association of Realtors

Member (No. 6591), International Right of Way Association

BUSINESS EXPERIENCE

Patchin Messner Valuation Counselors, President/Principal, 2001 to Present

Patchin Messner Appraisals, Inc., Principal, 1995 to 2000

Peter J. Patchin & Associates, Inc., Associate Appraiser, 1986-1994

Century 21 Granite City Real Estate, Residential Salesperson, 1985

EDUCATIONAL BACKGROUND

Bachelor of Science Degree, St. Cloud State University, majored in Real Estate, graduated Magna Cum Laude, 1986

Associate in Arts Degree in Business Administration, Willmar Community College, graduated with honors, 1984

SPECIALIZED REAL ESTATE TRAINING

Basic Valuation Procedures, American Institute of Real Estate Appraisers, 1986

Real Estate Appraisal Principles American Institute of Real Estate Appraiser, 1986

Capitalization Theory and Techniques (Part A), A.I.R.E.A., Minneapolis, MN, 1987

Standards of Professional Practice, A.I.R.E.A., Minneapolis, MN, 1988; Appraisal Institute, Minneapolis, MN, 1994

Capitalization Theory and Techniques (Part B), A.I.R.E.A., Minneapolis, MN, 1989

Case Studies in Real Estate Valuation, American Institute of Real Estate Appraisers, Minneapolis, MN, 1990

Report Writing & Valuation Analysis, Appraisal Institute, Minneapolis, MN, 1991

SEMINARS ATTENDED

Appraisal Institute

Condemnation: Legal Rules and Appraisal Practices

Special-Purpose Properties: The Challenges of Real Estate Appraising in Limited Markets

New Industrial Valuation

The Road Less Traveled: Special Purpose Properties

National Uniform Standards of Professional Appraisal Practice Update

The Appraiser as Expert Witness

The Appraisal of Local Retail Properties

Valuation of Detrimental Conditions in Real Estate

Analyzing Distressed Real Estate

Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)

Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

Appraising the Appraisal: Appraisal Review-General

Complex Litigation Appraisal Case Studies

Real Estate Valuation in Condemnation Appraising in Minnesota

APPRAISAL EXPERIENCE

Preparation of appraisals for condemnation, tax appeal, litigation, financing, debt restructuring, acquisition/disposal, and special assessment appeal. Properties appraised include: office buildings, warehouses, service stations, manufacturing plants, medical and veterinary clinics, shopping centers, restaurants, apartment buildings, subsidized housing, research and redevelopment buildings, grain

elevators, flour mills, special-purpose properties, lands, air rights, aviation easements, utility easements, highway easements, and environmentally impaired properties. Specialize in litigation valuation of commercial, industrial, development land and investment properties.

RELATED EXPERIENCE

Participant in the writing of The Effect of Contamination on The Market Value of Property, Federal Highway Admin.; Office of Right-of-Way, Washington, DC, 1993

Faculty participant at the Hazardous Waste Litigation seminar, Minnesota Institute of Legal Education, 1995

Adjunct lecturer on environmental appraisal issues, University of St. Thomas, Minneapolis., MN, 1996 and 2002

Faculty participant at the Annual Right-of-Way Professionals Conference, Minnesota Department of Transportation, 2004, 2005 and 2007

Metro/Minnesota Chapter of the Appraisal Institute; Education Coordinator – 1997 through 2001, Secretary – 2001, Vice President – 2002, President – 2003, Region III Representative - 2008 through 2011. National Board of Directors of the Appraisal Institute, 2012 through 2016 and 2021 to present.

APPRAISAL CLIENTS

Alliant Techsystems, Inc.	Medtronic, Inc.
Bank of America	Metropolitan Airports Commission
B.P. Oil Pipeline Company	Minneapolis Community Planning and Economic Development (CPED)
Burlington Northern Railroad Company	Minnesota Department of Transportation
Campbell Soup Company	3M Corporation
Ceridian Corporation	Northwest Airlines, Inc.
CMC Heartland Partners	Northwestern Mutual Life Insurance Co.
Deluxe Check Corporation	Old Dutch Foods
Equitable Life Assurance Co.	Philips Lighting
Exxon Mobil Corporation	Resolution Trust Corporation
Farm Credit Services	Reynolds Metals Company
First Bank Systems	Soo Line Railroad Company
Great River Energy	Unisys Corporation
Honeywell, Inc.	University of Minnesota
IBM Corporation	U.S. Environmental Protection Agency
IDS Financial Services	U.S. Fish & Wildlife
Internal Revenue Service	U.S. Postal Service
Jostens, Inc.	Wells Fargo
LaSalle National Bank	Williams Pipeline Company
Lockheed Martin	Xcel Energy
Louisville Regional Airport Authority	

Other clients include various Cities (Andover, Belle Plaine, Bloomington, Brooklyn Center, Burnsville, Cambridge, Chanhassen, Chaska, Cokato, Columbia Heights, Crystal, Duluth, Elk River, Farmington, Jordan, Lake City, Lino Lakes, Marshall, Medina, Minneapolis, Minnetonka, New Brighton, New Prague, Osseo, Prior Lake, Ramsey, Richfield, Robbinsdale, Rochester, St. Paul, St. Louis Park, Savage, Shakopee and Victoria), and Counties (Anoka, Benton, Brown, Carver, Clay, Dakota, Douglas, Goodhue, Hennepin, Jackson, McLeod, Murray, Nicollet, Otter Tail, Ramsey, Scott, Sherburne, Stearns, Steele and Washington), in the State of Minnesota.

COURT EXPERIENCE

Qualified as an expert witness in Minnesota Tax Court, U. S. District Court (Minnesota), Anoka, Carver, Dakota, Goodhue, Hennepin, Isanti, Rice, Scott, Wabasha, Washington and Wright County District Court and various Commission Hearings.