



JENNIFER L. CHANDOS

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## PROFILE

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Jennifer Chandos has appraised over two billion dollars of commercial real estate. Clients include Fortune 500 Companies such as Chevron, McDonalds and Texaco, as well as leading area FDIC lenders, local municipalities, and law firms. Chandos earned a B.A. in Economics while working at the U.S. Attorneys office and the Law Offices of Stoel, Rives, Boley, Jones & Grey conducting litigation support. Academic distinctions include serving as an American Field Service Scholar in South America, a Georgetown Scholar in Washington D.C. and post graduate work in Asia. Chandos graduated ranked in the top 5% in the School of Economics. As the Director of Research and Marketing for Grubb & Ellis Commercial, she advised a staff of thirty commercial brokers with rapid fire competitive market analysis and developed marketing publications. Chandos began private consulting in 1990. Projects include apartment portfolios, luxury hotels, retirement centers, medical facilities, churches, truck stops, convenience store portfolios, as well as office, industrial and retail properties. Her practice currently focuses on special purpose properties and SBA properties.

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## LICENSE & AFFILIATIONS

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Certified General Appraiser  
California & Oregon  
(*Reciprocal with Most States*)

Associate Member of the Appraisal  
Institute & the Foundation of  
Real Estate Appraisers

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## EXPERIENCE

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*Chandos Pacific Appraisal*  
Office, Retail, Industrial,  
Apartment, Land & Special  
Purpose Property Appraisals

*PGP, Inc.*  
Office, Retail, Industrial,  
Apartment & Hospitality  
Feasibility Studies and Appraisals  
(*Now PGP-Colliers International*)

*Grubb & Ellis*  
Director, Research & Marketing  
Investment Analyst, Publisher,  
Media Coordinator

*Portland State University*  
Community Coordinator of  
Urban University Housing  
Programs & Events

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## PROFESSIONAL COURSES

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Standards of Appraisal Practice  
Appraisal Principles: AI 1A1  
Appraisal Procedures: AI 210  
Income Capitalization: AI 310  
Adv. Income Cap.: AI 510  
Highest & Best Use: AI 520  
Adv. Cost Analysis: AI 530  
Report Writing: AI 540  
Condemnation Appraisal  
Hotel & Resort Valuation  
Real Estate Construction  
Residential Property Appraisal  
Income Property Appraisal  
Property Tax Assessment Law  
FHA Appraisal Standards  
K203 Appraisal Standards  
Expert Witness Procedures  
Real Estate Tax Advantages  
Retirement Center Valuation  
International Valuation Standards  
2008 USPAP Update

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## PUBLICATIONS

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*Shopping Center Guide*  
A publication providing a  
complete inventory and analysis  
of the regional retail market.

*The Market Report*  
An annual forecast of  
Office, Retail, Industrial,  
Multi-Family and Hospitality  
markets in the NW region.

*The Grubb & Ellis; Retail,  
Office, Industrial, & Apartment  
Report.* Quarterly publications  
covering absorption and new  
construction trends.

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## EDUCATION

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Appraisal Institute  
Chicago, Illinois  
Certification Studies  
1989-1993

Taipei American Institute  
Republic of China  
Graduate Studies 1987  
Economics

Portland State University  
Portland, Oregon  
Bachelor of Arts 1987  
Economics

Georgetown University  
Washington, D.C.  
Georgetown Scholar 1984  
Economics & Foreign Language

La Inmaculada Colegio  
Trujillo, Peru  
American Field Service  
Scholar 1981-82

## Project Diversity

*Community Hospital, La Mesa, CA*  
*Proposed Car Wash and Auto Bay Center, San Diego, CA*  
*Proposed Gas Station, Car Wash, Convenience Store, Otay Mesa, CA*  
DISCOVERY BANK

*Service Stations and Convenience Stores, US Western Regional States*  
CHEVRON

*Fast Food Restaurant Sites, US Western Regional States*  
MC DONALD'S RESTAURANT CORP.

*Auto Dealership, Vista, CA*  
*Industrial Land, Temecula, CA*  
*Neighborhood Shopping Center, Santee, CA*  
COMMUNITY NATIONAL BANK

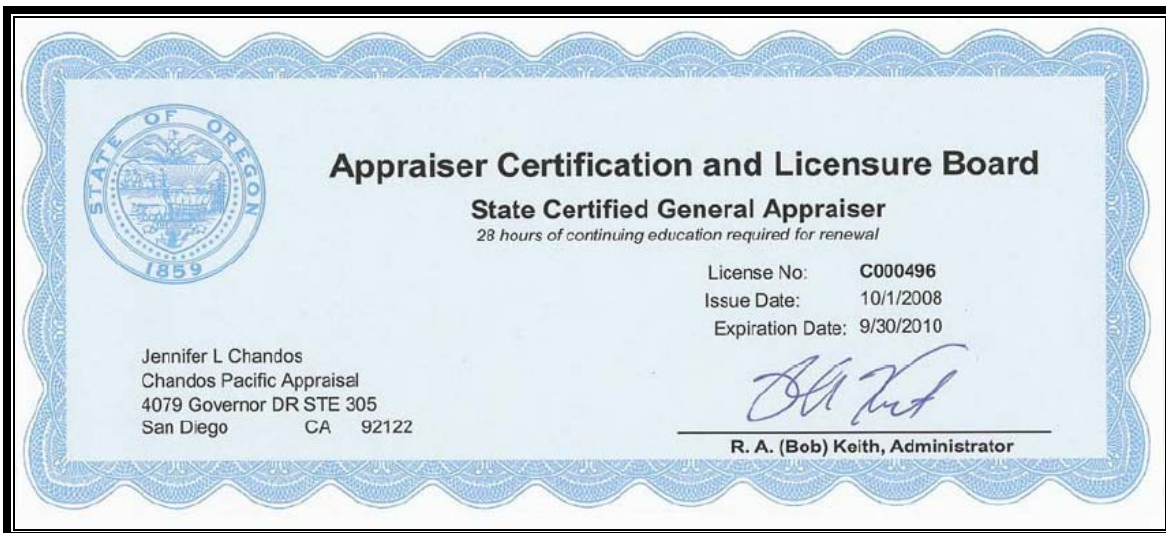
*Drop Trailer Lot & Drayage Facility, Otay Mesa, CA*  
*Proposed Industrial Facility, El Centro, CA*  
*Car Wash and Retail Leased Investment, Escondido, CA*  
SEACOAST COMMERCE BANK

*Medical Office Portfolio Lease Arbitrations, Western US*  
WESTERN DENTAL



*Industrial Facility, Palm Springs, CA*  
*18 Screen Movie Theatre Complex, Chula Vista, CA*  
*Hotel Renovation, Vista, CA*  
*Convenience Store Property, El Cajon, CA*  
THE HEATH GROUP


*Planned Unit Development, Los Barrilles, Mexico*  
*Proposed Condominium Development, Puerto Nuevo, Mexico*  
*Proposed Airport and Hydro Project, Ensenada, Mexico*  
*Proposed Hotel, Puerto Vallarta, Mexico*  
PRIVATE HEDGE FUNDS

*License Information*



# Professional Membership

 <b>Appraisal Institute®</b> <i>Professionals Providing Real Estate Solutions</i>
<p><i>This Certifies That</i></p> <p><b>Jennifer L. Chandos</b> <i>was admitted to associate membership in the Appraisal Institute on the 30th day of June, 2008 and is entitled to all the rights and privileges of associate membership subject only to the limiting conditions set forth from time to time in the Bylaws and Regulations of the Appraisal Institute.</i></p> <p><i>In Witness Whereof, the Board of Directors of the Appraisal Institute has authorized this certificate to be signed in its behalf by the President.</i></p> <p> President</p> <p><small>This certificate is the property of the Appraisal Institute and must be returned to the Chief Executive Officer upon termination of membership.</small></p> <p><small>San Diego Chapter</small></p>

		
<b>CERTIFICATE OF MEMBERSHIP</b>		
<b>Cover Note:</b> Z FREA 04-5230	<b>Membership Level:</b> Class A	<b>Member Number:</b> 0025926
<b>Membership Term:</b> 5/24/2008 to 5/24/2009		
<b>Member Name and Address</b>		
Jennifer L. Chandos / dba Chandos Pacific Appraisal 4079 Governor Drive #305 San Diego, CA 92122		
<small>This is to certify that the above named is a Class A member of The Foundation of Real Estate Appraisers (FREA) and is entitled to all of the rights and privileges of Class A membership during the Membership Term.</small>		
<b>Class A Membership provides the following benefits:</b>		
➤ 1,000,000 aggregate limit of Liability- Professional Liability (Errors and Omissions) Insurance		
➤ Real Estate Agent Referral Indemnity		
➤ 30% discount towards continuing education		
➤ Membership Benefits Package		
 Authorized Signature	<u>April 28, 2008</u> Date	

*Insurance Policy*



**COVER NOTE**

**INSURED: Jennifer L. Chandos**

MAILING ADDRESS: 4079 Governor Drive #305  
San Diego, CA 92122

*This is to certify that the undersigned has procured insurance coverage as hereafter specified from certain companies and/or underwriters.*

**EFFECTIVE: 05/24/2009    EXPIRATION: 05/24/2010    RETROACTIVE: 05/24/2004**

**COVERAGE:** Professional Liability for Specified Professions

Profession: Real Estate Appraiser  
Claims Made Form: MPL #26901 (9/87)  
Limits: Per Occurrence: \$1,000,000    Annual Aggregate: \$1,000,000  
Deductible: \$1,000

**CONDITIONS:**

Real Estate Agent/ Broker Referral Indemnity  
Knowledge of Wrongful Act Exclusion  
Pending and/or Prior Litigation Exclusion  
Defense within Policy Limit  
Deductible includes Loss Adjustment Expenses

**COMPANIES PARTICIPATING:**

National Union Fire Insurance Company of Pittsburg, PA

**ASSIGNED COVER NOTE # FRE4 04-5230**

**CUSTOMER #: 0025926**

Issued at: 4907 Morena Blvd., Suite 1415  
San Diego, CA 92117

**DATE: 05/21/2009**

By:

*KCarpenter*

Insurance, when effected shall be subject to all terms and conditions of policy (ies) which will be issued, and in event of any inconsistency herewith, the terms and provisions of the policy.