

Paraic David Neibergs, A.R.A., M.A.
Statement of Qualifications

Business Experience:

2/00 – Present	<u>Independent Appraiser</u> , Norman C. Wheeler & Assoc., Missoula, MT
4/92 – 2/00	<u>Senior Appraiser</u> , Farm Credit Services. Spokane, WA & Missoula, MT
4/91 - 4/92	<u>Assistant Production Manager</u> , Briarwood Farms. Rochester, WA
9/89 - 3/91	<u>Research Assistant</u> , Washington State University. Pullman, WA
5/89 - 9/89	<u>Private Contractor</u> , Farm Credit Services. Missoula, MT
5/87 - 5/89	<u>Credit Officer/Appraiser</u> , Farm Credit Services. Missoula, MT

Appraisal Experience:

Responsible for completing real estate appraisals and consultations on agricultural, recreational, transitional and rural properties throughout Montana, northern Idaho, and eastern Washington. Specializing in appraising rural/suburban property and conservation easements. Properties appraised consist of ranches, irrigated and dry land farms, conservation easements, islands, WRP easements, special use valuations, recreational tracts, timberland, rural subdivisions, lake frontage, fish hatcheries, rural homes, Superfund sites, and other special purpose properties. Other assignments include consulting analyses, property partitions, partition referee, and fractionalized interest valuations as well as appraisals for purposes of land exchanges. I have been a guest speaker for conservation easement seminars in western Montana, including the LTA Northwest Land Trust Conference in May 2007 and the Washington State ASFMRA 2001 Chapter Meeting.

Real Estate Sales Experience:

Prior to becoming a licensed agent, purchased and sold property outside of a real estate company. As a licensed agent specializing in rural property, I have been active in property purchases, sales, and negotiations.

Appraisal Education:

Successfully completed the following appraisal courses and seminars offered through the American Society of Farm Managers and Rural Appraisers, Appraisal Institute, Northwest Farm Credit Services, and other appraisal education sources. This is exclusive of real estate licensing and associated continuing education.

A-10	Fundamentals of Rural Appraisal	Irrigation/Engineering Workshop
A-12	Standards and Ethics, 2/03, 2/05, 10/06, 10/09	Environmental Risk in Lending
A-15	Report Writing	Timber Valuation Seminar, 2/05
A-20	Principles of Rural Appraisal	Permanent Planting Seminar
A-22	UAAR Computer Training	Conservation Easement Seminar, 11/98
A-25	Eminent Domain	Water Rights/Irrigation Workshop, 3/99
A-29	Highest and Best Use	Rural Land in Transition, 3/06
A-30	Advanced Rural Appraisal	Conservation Easement Seminar, 2/01
AI310	Income Capitalization	Federal Land Acquisitions, 6/02
AI	Introduction to GIS Applications 10/02	Residential Construction, 3/03
	Conservation Easement Seminar 4/06	MT Access Laws & Conservation Easements, 3/06
AI 797	Valuation of Conservation Easements 7/08	USPAP – 10/06, 2/09

Education:

-Master of Arts (M.A.) in Agriculture Economics. Washington State University. May 1991
-Bachelors of Science (BS) in Ag. Economics (Cum Laude). Washington State University. May 1987

Professional Achievements and Affiliations:

- Accredited Rural Appraiser (A.R.A.) designation with the ASFMRA
- Certified General Real Estate Appraiser in the State of Montana. Previous certification in Washington & Idaho.
- Past Director of Inland Northwest Land Trust – Spokane, WA
- Montana Real Estate Licensee
- Past President of Montana Chapter of American Society of Farm Managers & Rural Appraisers

Clients and Users of Services:

Private Landowners and Professionals

- Numerous individuals, investors, partnerships, and corporations
- Attorneys, accountants, and other professionals
- Landowners seeking conservation easements/charitable donations
- WGM Group

Financial Institutions

- 25 Farm Credit offices in ID, WA and MT
- Farmer Mac
- First Interstate Bank System
- NORWEST Bank
- Rocky Mountain Bank
- U.S. Bank
- Mountain West Bank
- Bank of America
- Met Life Bank & Metropolitan Life Ins Co.
- First Security Bank
- Ravalli County Bank
- Mellon Trust
- Nora Bank
- Alpine Bank
- CGB
- Heritage Bank
- JP Morgan Chase

Tribal Entities

- Kalispell Tribe of Indians
- Coeur d' Alene Tribe of Indians
- Kootenai Tribe of Indians
- Confederated Salish and Kootenai Tribe

Public Entities

- United States Department of Agriculture
- United States Forest Service
- Natural Resources and Conservation Service
- State of Montana Fish, Wildlife, and Parks
- United States Fish and Wildlife Service
- Appraisal Services Directorate, National Business Center
- Bureau of Land Management
- Idaho Department of Fish and Game
- City of Missoula
- State of Montana – DNRC, NRD/DOJ, Dept of Justice
- Bureau of Indian Affairs
- Bonneville Power Administration
- Idaho Department of Lands
- University of Colorado Foundation
- Missoula County
- Ravalli County

Others

- The Nature Conservancy
- The Conservation Fund
- Vital Ground Foundation
- Five Valleys Land Trust
- Bitter Root Land Trust
- The Rocky Mountain Elk Foundation
- The Blackfoot Challenge
- Montana Land Reliance
- Trout Unlimited
- Ducks Unlimited
- Avista Utility Corporation
- Lawyer Nursery
- City of Salmon, Idaho
- Teller Wildlife Refuge
- Crown Pacific Timber Company
- Plum Creek (through MTFWP, USFS, and TPL)
- Various Real Estate Agencies and Consultants
- The Trust for Public Land
- Potlatch Corporation
- The Bitter Root Stock Farm
- The Clark Fork Coalition
- Fourth Judicial District Court
- American Land Conservancy
- Southern Pines Plantation
- Forest Capital/Patriot Investments