

QUALIFICATIONS OF THE APPRAISER:



VICTOR RAFAEL MESA MATOS

Address : P. O. Box 8024,
Mayagüez, Puerto Rico 00681

Electronic mail : vmesagro@gmail.com

Phone number : **(787) 370-4377**

Citizenship : United State of America (U.S.A.)

Licenses : Authorized Real Estate Appraiser
Puerto Rico License No. 1,009 E.P.A.

Authorized Real Estate Appraiser
State Certified Residential Appraiser Puerto Rico License No. 131 C.R.

Farmer Home Administration (FHA) Approved Appraiser.

Approved MGIC Appraiser for Residential Properties.

Authorized Real Estate Appraiser
State Certified General Appraiser Puerto Rico License No. 257 C.G.

Authorized Real Estate Appraiser
State Certified General Appraiser Georgia License No. 340011 C.G.

Authorized Real Estate Appraiser
Dominican Republic License ITADO No. 873 R.D.

Remote Pilot Certify number 4545685
United States of America July 30, 2021

Education : Master of Science Degree in Agricultural Economics, May 1988,
University of Puerto Rico, Mayagüez Campus (RUM),
Mayagüez, Puerto Rico.

: Specialist in Rural Development, class 1983,
Settlement Study Center (CERUR), Postgraduate Course,
Rehovot, Israel.

: Engineering Agronomics
Major in Agricultural Economics, class 1981,
National University Pedro H. Ureña (UNPHU),
Santo Domingo, Dominican Republic.

: Agronomy, class 1975,
Loyola Polytechnic Institute (IPL),
San Cristobal, Dominican Republic.

Honors : Director Ad Honorem of Department of Agricultural Sciences
Technological University of South (UTESUR), Azua, Dominican Republic,
December 1984.

Third Highest average award, Design of Surface, Sprinkler and Drip
Irrigation Course, Water and Land Development Centre (CIDIAT), Class 1981.
Venezuela – Dominican Republic.

Highest average award, Department of Agricultural and Natural Resources Sciences, National University Pedro H. Ureña (UNPHU), Class 1981.
Santo Domingo, Dominican Republic.
"Cum Laude"

Affiliation in organizations : President of the Appraisal Institute of Puerto Rico and the Caribbean Chapter
San Juan, Puerto Rico 2020.

Designated Member SRA Appraisal Institute,
Puerto Rico Caribbean Charter, 2014.

Member of "Instituto de Tasadores Dominicanos" (ITADO)
Santo Domingo, República Dominicana, 2012.

Member of Agricultural Honor Society, Gamma-Sigma-Delta,
Puerto Rico Charter, 1988.

: Member of College of Engineering, Architects and Land Surveyors
(CODIA 4234) Exequatur No. 748, February 08, 1982. Santo Domingo,
Dominican Republic.

Seminars and Short
Courses taken :

"Graduate Course of Applied Econometric ECAG 6665"
"University of Puerto Rico, Mayaguez Campus",
Mayaguez, Puerto Rico, U.S.A. 2019.

"Seven Hour National USPAP Update Course",
Instituto de Evaluadores, Appraisal Foundation,
San Juan, Puerto Rico 2019.

"Laws and Regulation for the Appraiser Profession in Puerto Rico",
Instituto de Evaluadores de Puerto Rico,
San Juan, Puerto Rico 2019.

"Application & Interpretation of Simple Linear Regression"
Appraisal Institute, Puerto Rico and Caribbean Charter,
San Juan, Puerto Rico, U.S.A. 2019.

"Puerto Rico: Facts with Solar Valuations",
Appraisal Institute, Puerto Rico and Caribbean Charter,
San Juan, P.R. 2019.

"FHA Valuation Training",
United States Department of Housing and Urban Development,
San Juan, Puerto Rico, 2019.

"Rural Valuation Basic",
Appraisal Institute, Mississippi & Tennessee Charters,
Nashville, TN, U.S.A. 2019.

"Advanced Market Analysis and Highest and Best Use"
Appraisal Institute, California Charter,
Lafayette, California, U.S.A. 2019.

Insurance Appraisal & the 50-percent FEMA Rule Appraisal
Appraisal Institute, Puerto Rico Caribbean Charter,
San Juan, Puerto Rico 2018

"Practical Highest and Best Use",
Appraisal Institute, Puerto Rico Caribbean Charter,
San Juan, Puerto Rico 2018.

"Appraisal Techniques in Depressed Economy",
Appraisal Institute, Puerto Rico Caribbean Charter,
San Juan, Puerto Rico 2018.

"Review Theory Residential", Appraisal Institute, Puerto Rico Caribbean
Charter, San Juan, Puerto Rico U.S.A. 2018.

"Advanced Income Capitalization", Appraisal Institute, Florida Charter,
Orlando, Florida, U.S.A. 2018.

"Seven Hour National USPAP Update Course",
Appraisal Institute, Puerto Rico Caribbean Charter,
Appraisal Foundation, San Juan, Puerto Rico 2018.

"Business Practice and Ethics",
Appraisal Institute, Puerto Rico Caribbean Charter,
San Juan, Puerto Rico U.S.A. 2017

"Review Theory General", Appraisal Institute, Puerto Rico Caribbean Charter,
San Juan, Puerto Rico U.S.A. 2017

"Quantitative Analysis", Appraisal Institute, Florida Charter,
Orlando, Florida, U.S.A. 2017.

Valuation of Conservation Easements
Appraisal Institute, Northern California Charter, Fairfield, California 2016.

I received a Certificate of Completion for the Valuation of Conservation
Easements certificate program, September 23, 2016, as offered by the
American Society of Appraisers, the American Society of Farm
Managers and Rural Appraisers and the Appraisal Institute and endorsed
by the Land Trust Alliance. This certificate indicates that I have the
completed the Valuation of Conservation Easements educational
requirements and passed the examination.

:

"Seven Hour National USPAP Update Course",
Appraisal Institute, Puerto Rico Caribbean Charter,
Appraisal Foundation, San Juan, Puerto Rico 2016.

Case studies in appraisal Green Residential Buildings
Appraisal Institute, Puerto Rico Charter, San Juan, Puerto Rico 2015

Case studies in appraisal Green Commercial Buildings
Appraisal Institute, Puerto Rico Charter, San Juan, Puerto Rico 2015

Residential & Commercial Valuation of Solar
Appraisal Institute, Puerto Rico Charter, San Juan, Puerto Rico 2015

Introduction to Green Buildings: Principles & Concepts
Appraisal Institute, Puerto Rico Charter, San Juan, Puerto Rico 2015

"Certificate of completion Mobile Appraisal Workflow",
a la mode, Inc., Old San Juan 2015

"Appraisal Applications of Regression Analysis",
Mckissock on-line course Pennsylvania, 2014

"Seven Hour National USPAP Update Course",
Instituto de Evaluadores de Puerto Rico,
Appraisal Foundation, Ponce, Puerto Rico 2014.

Advanced Residential Report Writing Part II,
Appraisal Institute, Puerto Rico Charter, Hato Rey, Puerto Rico 2013.

Advanced Residential Applications and Case Studies Part I,
Appraisal Institute, Puerto Rico Charter, Hato Rey, Puerto Rico 2013.

Residential Report Writing
Appraisal Institute, Puerto Rico Charter, Hato Rey, Puerto Rico 2013

Residential Sales Comparison and Income Approach,
Appraisal Institute, Puerto Rico Charter, Hato Rey, Puerto Rico 2013

"Seven Hour National USPAP Update Course",
Instituto de Evaluadores de Puerto Rico,
Appraisal Foundation, Hato Rey, Puerto Rico 2012

General Sales Comparison Approach
Appraisal Institute, Puerto Rico Charter, Hato Rey, Puerto Rico 2012

"Business Practice and Ethics",
Appraisal Institute On-Line Seminar in Chicago, IL. 2012

"Real Estate Finance, Statistic and Valuation Modeling",
Appraisal Institute On-Line Seminar in Chicago, IL. 2011

"The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac"
Appraisal Institute Puerto Rico Charter, San Juan, Puerto Rico 2011

"Seven Hour National USPAP Update Course",
Instituto de Evaluadores de Puerto Rico,
Appraisal Foundation, Hato Rey, Puerto Rico 2011.

General Appraiser Site Valuation and Cost Approach
Appraisal Institute, Puerto Rico Charter, Hato Rey, Puerto Rico 2010.

"Seven Hour National USPAP Update Course",
Instituto de Evaluadores de Puerto Rico,
Appraisal Foundation, Mayaguez, Puerto Rico 2009.

General Appraiser Report Writing and Case Studies
Appraisal Institute, Puerto Rico Charter, Hato Rey, Puerto Rico 2009.

"Residential Appraiser Site Valuation and Cost Approach",
Appraisal Institute Puerto Rico Charter, Hato Rey, Puerto Rico 2007

Seven Hour National USPAP Update Course,
Instituto de Evaluadores de Puerto Rico,
Appraisal Foundation,
San Juan, Puerto Rico 2007.

Basic Appraisal Procedures
Appraisal Institute Puerto Rico Charter, Hato Rey, Puerto Rico 2007

Basic Appraisal Principles
Appraisal Institute Puerto Rico Charter, Hato Rey, Puerto Rico 2006

Residential Market Analysis and Highest & Best Use
Appraisal Institute Puerto Rico Charter, Hato Rey, Puerto Rico 2006

The Changes for USPAP 2006, "Instituto de Evaluadores de Puerto Rico", Puerto Rico 2006.

The Professional's Guide to the Uniform Residential Appraisal Report, Appraisal Institute Puerto Rico Charter, Isla Verde, Puerto Rico 2005

HP 17 B + Financial Calculator, Instituto de Evaluadores de Puerto Rico, San Juan, Puerto Rico 2005.

Seven Hour National USPAP Update Course, Instituto de Evaluadores de Puerto Rico, Appraisal Foundation, San Juan, Puerto Rico 2005.

Advanced Mathematics for Appraisers, University of Puerto Rico (RUM), Mayagüez, Puerto Rico. 2004.

Vegetal Commercial Productions in Hydroponics Systems, Vocational School "Héctor M. Cordero Rivera", Education Department, Camuy, Puerto Rico. 2004

Landscape Gardener, Vocational School "Héctor M. Cordero Rivera", Education Department, Camuy, Puerto Rico. 2004

: "Valoración de Hoteles"
Instituto de Evaluadores de Puerto Rico, Cabo Rojo, Puerto Rico 2003.

Advanced Computer Applications and Administration, University of, Puerto Rico (RUM), Mayagüez, Puerto Rico, 2003.

: National USPAP course,
Eng. G. Padilla Real Estate Academy and Appraisal Foundation, San Juan, Puerto Rico, 2003.

Basic Capitalization,
University of Puerto Rico (CORA) Aguadilla, Puerto Rico, 2002.

: Analysis and Preparation of Forms Appraisal Reports, University of Puerto Rico (RUM), Mayagüez, Puerto Rico, 2002.

Eminent Domain Valuation,
University of Puerto Rico (RUM), Mayagüez, Puerto Rico, 2002.

: Basic Appraisal course,
University of Puerto Rico (RUM), Mayagüez, Puerto Rico, 2001.

Math for Appraisers course,
University of Puerto Rico (RUM), Mayagüez, Puerto Rico, 2001.

: Small Business Management,
University of Puerto Rico (RUM), Mayagüez, Puerto Rico, 1992.

High Management,
SB, Consulting, Santo Domingo, Dominican Republic, 1990.

: Elaboration and Preparation of Agricultural Project,
National University Pedro H. Ureña, Santo Domingo, Dominican Republic, 1989.

Tropical Centre for Investigation and Teaching (CATIE), certificate of Participation in the Methodology Seminar on Technological Options for Small Farmers Production Systems, April 1982.

Water and Land Development Centre (CIDIAT), Agronomics Development

International Irrigation Centre, Utah State University. Logan, Utah.

	<p>South Center (CESDA), San Cristobal, Dominican Republic, certificate of Successful examination in the course: Design of Surface, Sprinkler and Drip Irrigation; 1981.</p>	<p>Certificate of participation in the first International Course of Water Management, Experimentation and Transference of Irrigation Technology. Agricultural and Irrigation Engineering Department, 1980.</p>
Experience of the Appraiser	<p>: Present independent Fee Appraiser Residential, Condominiums, Income Producing Properties, Industrial, Commercial Properties, Agricultural Farms and Eminent Domain valuation.</p> <p>Experienced in Judicial System of Puerto Rico: San Sebastián Judicial System of Puerto Rico, Aguadilla Judicial Center, Aguadilla, Puerto Rico, Mayagüez Judicial Center, Mayagüez, Puerto Rico, Aguada Judicial Center, Aguada, Puerto Rico, Bankruptcy Court, San Juan Puerto Rico, Eminent Domain Specialized Judicial Center, San Juan, Puerto Rico. Coamo, Judicial Center, Coamo, Puerto Rico.</p> <p>Experienced Appraising residential, Industrial, and commercial properties for the Municipalities of: Aguadilla, Mayagüez, Añasco, Cabo Rojo, San Germán, Coamo, Guánica, Salinas, and others in Puerto Rico,</p> <p>“Ándres Vargas & Associates” Assistant to the Appraiser, Aguada, Puerto Rico, 2002 to 2007.</p> <p>“Hugo Aymat & Associates” Assistant to the Appraiser, Mayaguez, Puerto Rico 2002 2004.</p> <p>"Ruben Hernández & Associates" Assistant to the Appraiser, Mayagüez, Puerto Rico, 2000 to 2001.</p> <p>"Juan Cruz & Associates" Assistant to the Appraiser Aguada, Puerto Rico, 2001 to 2004.</p> <p>Head of the Department of Development Economic, Dominican Women in Development (MUDE), non-government organization (ONG). Dominican Republic, 1989 to 1991.</p> <p>Head of Division Planning, Land and Water Department (DTA),Agricultural Department (SEA), Dominican Republic, 1984 to 1985.</p> <p>Foreman of Agricultural Economics, Arid Zone Experimental Station (CIAZA), Agricultural Department (SEA), 1981 to 1984.</p> <p>Technician in Irrigation and Drainage Basics Study Division, Land and Water Division, Agricultural Department (SEA), Dominican Republic, 1979 to 1981.</p> <p>Farm Manager of lands dedicated to produce Commercial Sugar cane, vegetables, cereals, Bananas and Beans in a tropical ambient, Bayaguana, and Azua, Dominican Republic. 1974 to 1976, 1982 to 1985.</p>	
Teaching Experience	<p>: Professor of the course “Eminent domain valuation” Unit of Continuing Education, University of Puerto Rico, Mayagüez Campus (RUM),</p>	

Mayagüez, Puerto Rico from 2015.

Professor of the course "Supervising the trainee Appraiser"
Unit of Continuing Education, University of Puerto Rico,
Mayagüez Campus (RUM),
Mayagüez, Puerto Rico from 2015.

Professor of the course "Basic Appraisal Principles"
Unit of Continuing Education, University of Puerto Rico,
Mayagüez Campus (RUM),
Mayagüez, Puerto Rico from 2014.

Professor of the course "Statistics, Modeling and Finance"
Unit of Continuing Education, University of Puerto Rico,
Mayagüez Campus (RUM),
Mayagüez, Puerto Rico from 2011.

Professor of the course "Basic Appraisal Procedures"
Unit of Continuing Education, University of Puerto Rico,
Mayagüez Campus (RUM),
Mayagüez, Puerto Rico from 2008.

Professor of the course "Market Analysis and Highest and Best Use"
Unit of Continuing Education, University of Puerto Rico,
Mayagüez Campus (RUM),
Mayagüez, Puerto Rico from 2008.

Professor of the course Residential Report Writing and Case of Studies,
Unit of Continuing Education, University of Puerto Rico,
Mayaguez Campus (RUM),
Mayaguez, Puerto Rico from 2008.

Professor of the course "Leyes y Reglamentos"
Appraisal practice in Puerto Rico,
Unit of Continuing Education,
University of Puerto Rico, Mayagüez Campus (RUM),
Mayagüez, Puerto Rico from 2006.

Professor of the course 17 bII+ Financial Calculator,
Unit of Continuing Education,
University of Puerto Rico, Mayagüez Campus (RUM),
Mayagüez, Puerto Rico. From May, 2006.

Professor of the course Appraising Residential Properties,
Unit of Continuing Education,
University of Puerto Rico, Mayagüez Campus (RUM),
Mayagüez, Puerto Rico. From May, 2005.

Professor of the course Agriculture Farm Appraisal,
Department of Agricultural Economics and Rural Sociology,
University of Puerto Rico, Mayagüez Campus (RUM),
Mayagüez, Puerto Rico. From January, 2005.

Professor of the course Agricultural
Economics, University of Puerto Rico,
La Montana Regional College, (CORMO),
Utua, Puerto Rico, 1998.

Professor of the courses: Introduction to
the Economics, Principles of the Economics
I and II, Planning and Farm Management,

Professor of the courses:
Introduction to the Economic,
Agricultural Planning,
Agricultural Economics.
Central University of the East
(UCE).San Pedro de Macoris,
Dominican Republic,
1989.

Agricultural Products Marketing.
National University Pedro H. Ureña
(UNPHU), Santo Domingo, Dominican
Republic, 1989 to 1990.

Professor of the courses:
Vegetal physiology, Rural
Sociology, Experimental
Designs, Introduction to the
Economics, Rural
Management, Technology
University of the South
(UTESUR), Santo Domingo,
Dominican Republic, 1982 to
1985, 1988 to 1990.