McGrath & Company, Inc.
Real Estate Appraisers & Counselors

20 Corporate Park Drive, Suite 2B
Hopewell Junction, NY 12533

Phone (845) 896-5333
Fax (845) 896-5340

mcgrathandco.com
info@mcgrathandco.com

McGrath & Company, Inc. provides a full spectrum of real estate valuation and consultation services for financial institutions, attorneys, municipalities, developers, and private and corporate investors. For each of our clients our goal is to assure the highest level of integrity and professionalism applied to fair market valuations, matters involved in litigation, analysis of real estate taxes and assessments, comprehensive feasibility studies or determining the implication of a conservation easement on real estate. With more than 30 years of experience specializing in the Hudson Valley, our staff of ten full time appraisers is available to ensure timely and competent service in the valuation of vacant land, all categories of commercial/industrial/office developments (existing and/or proposed), multi-family developments and special use properties.

Services

MORTGAGE SECURITY
Appraisals are prepared for numerous lending institutions in the New York metropolitan area. Assignments range from retail centers to complex industrial properties, institutional facilities, proposed residential developments, condominium and large single family homes or estates.

LITIGATION SUPPORT
For the past thirty years we have specialized in preparing and analyzing appraisals for tax certiorari and condemnation proceedings in the New York metropolitan area. The assignments have been prepared for property owners and government agencies.

ESTATE PLANNING
We work closely with attorneys, financial planners and accounting firms to provide strong foundations for gift tax, estate tax and internal revenue transactions.

\CONSERVATION EASEMENTS
We have been preparing appraisals for conservation easements since 1985. The appraisals have been prepared for charitable deductions and sale to state and municipal agencies. We specialize in rural and agricultural easements throughout New York state. We have worked extensively in the Hudson Valley, Catskill Mountains and the Adirondack State Park.

CONSULTING SERVICES
We also offer consulting services to commercial and residential developers, providing detailed market analysis and feasibility studies to assist them in their decision making process.

Summary of Property Types Appraised

Appraisals have been are prepared for numerous types of properties including office & research buildings, retail centers, industrial properties, religious and institutional facilities, motels/hotels, restaurants, automobile dealerships, proposed residential developments, condominium and townhouse developments, conservation easements, large single-family homes or estates, golf courses, marinas, sports facilities, and other assorted properties.

Data Sources

Multiple Listing Services

Hudson Gateway

Mid-Hudson MLS

Core Logic Real Quest Services

Dutchess County Parcel Access

Putnam County E-Parcel

Orange County Image Mate

Ulster County Parcel Viewer

Westchester County GIS

Arc GIS

Property Portal

NYS DEC Wetland Maps

NYS Dept. of Labor

Federal Wetlands Data

NY Real Estate Journal

FEMA Flood Maps

Marshall Swift Valuation Services

Town Zoning Codes & Tax Maps

NYS Sales Web (ORPS)

Appraisal Institute

Realty Rates.Com

PwC Investor Surveys

Co-Star Comps

Loopnet.com

Google Maps

Bing Maps

General Code.com

US Census Bureau

Yale Robbins, Inc.

Westchester Business Journal

Our Clients

FINANCIAL INSTITUTIONS

Bank of America
Barclays Bank of New York
Bayview Financial
Citibank, N.A.
CIT Small Business Lending Corp.
Community Mutual Savings Bank
European American Bank
FDIC
Fleet Bank
Fleet Boston Financial
Flushing Savings Bank
Hometown Bank of the Hudson Valley
HSBC
Hudson United Bank
Hudson Valley Federal Credit Union
Intervest National Bank
JP Morgan Chase
Key Bank of New York
Mahopac Bank
M&T Bank
Orange County Trust Company
People's United Bank
Provident Savings Bank
Putnam County Savings Bank
Rhinebeck Bank
Riverside Bank
Rondout Savings Bank
Santander Bank
Savoy Bank
Sawyer Savings Bank
Sovereign Bank
Sterling Bank
TD Bank
TEG Federal Credit Union
USA Bank
Wells Fargo Bank

LEGAL

Bleakley, Platt and Schmidt, PC
Catenacci Markowitz, Delandti, Rosner & Co.
Corbally, Gartland & Rappleyea
Cuddy, Feder & Worby
Daniels & Porco, LLP
Dickover, Donnelly, Donovan, & Biagi
Paul B. Bergins, Esq.
Drake, Sommers, Loeb, Heller Kennedy, Goherty, Geba & Rodd, PLLC
Epstein, Epstein & Epstein
Finger & Finger, P.C.
Gellert, Klein, & MacLeod, LLP
Gellert & Rodner, PC
Goodhue Banks & Arons
Griffin, Coogan, Sulzer & Horgan, PC
Hogan & Rossi
Huff & Wilkes
Herman, Katz, Cangemi & Clyne, LLP
Jacobowitz & Gubits, LLP
Keane & Beane, PC
Edward Lackeye, Esq.
Levine & Levine
Marvin & Marvin, PLLC
McCabe & Mack
Millbank, Tweed, Hadley & McCloy
Miller, Zeidermann, Wiederkehr & Swarz LLP
Alan Moeller, Esq.
Robert Morgenthau
Paul S. Richmond, Esq.
Rothschild & Pearl, LLP
Sagal & Winters, PC
Joseph St. Onge, Esq.
Richard Scheiderman, Esq.
Stanley A. Schutzman, PC
Simon & Sneider
Stenger, Roberts, Davis & Diamond
Edward I. Sumber, PC
Teahan & Constantino
Van DeWater & Van DeWater
Wallace & Wallace, LLP
Warburg, Dillon & Read
John E. Watkins, Esq.
Robert Wolper, Esq.

COMMERCIAL & INDUSTRIAL

APB Management
Adams Fair Acre Farms
Allegro Realty Advisors
Appraisers & Planners, Inc.
The Azarian Group
Baright Enterprises
Bell Atlantic
Big V Corp. (Shoprite)
Bronxville Realty Associates
Buckingham Properties
Castagna Group
Castle on the Hudson
Ray Catena
Cetek Inc.
CH Energy Group
Chevron Land & Development
Collins Brothers Moving & Storage
Consolidated Edison Co. of NY Inc.
Contrail, Inc.
Curco Operating Company
CSX Real Property
Davis Advisors
Durst Organization
Dyson Foundation
ECCO III Development
East Fishkill Corporate Park, LLC
Enap, Inc.
GDC
Garrison Tree Company
Gasho of Japan
General Electric Company
Glero Realty
Goldfarb Properties
Greystone Holding Corp.
Guardian Self Storage
Herb Redl Properties
Herbert Albert, LLC
HO Penn
Hoe Ventures
Hopewell Associates (M&D Furtsch, LLC)
Hudson Heritage, LLC
Hudson Valley Lighting
Jaron Associates
Jomale Corp.
Kearney Realty Company
Lumelite Corp.
Metropolitan Transportation Authority
Mount Kisco Medical Group
NY Dealer Stations
NYNEX Properties
Orange & Rockland Utilities
Henry Page Development, Ltd.
Patrick Properties
Prestige Toyota
R.L. Baxter Building Corp.
Re-Community Recycling, Inc.
Rex Realty
Sono Tek Corporation
Suburban Propane
Suburban Energy Services
T Rex Capital Group
Ukranian National Association
Urstadt Biddle
Verizon
WSH Realty Group
Westage Companies
Zappico

DEVELOPERS

Alfred Weissman Real Estate Inc.
Baker Properties
Banta Management
Cappelli Enterprises
Chazen Companies
Ginsburg Development Corp.
Kirchoff-Consigli Construction, Mgt., Inc.
Lennar Home Builders
Loewen Development Corp.
Mid-Hudson Development
NYNEX Properties
Henry Page Development Corp.
John Page Development
Pawling Properties
Peckham Industries
Pizzagalli Development Corp.
Richman Group
Sharbell Building Company
Simone Development Company
Sparrow Construction
Thylan Associates
Toll Brothers
Unicorn Developers
Vermillion Building Corp.
Westchester Modular Homes
Wilder-Balter Partners
Yonkers Contracting Corp.

INSTITUTIONAL

Archdiocese of New York
Bard College
Beacon City School District
Benedictine Hospital
Bruderhof Communities in NY, Inc.
Cardinal Hayes Home for Children
Catholic Charities of NY
Four Winds Hospital
Haldane School District
Jewish Community Center of Poughkeepsie
Kingston Hospital
Knights of Columbus
Leakes & Watts
Marist College
Missionary Oblates of Mary Immaculate
Missionary Sisters of the Sacred Heart
Mount St. Mary College
New York Military Academy
Northern Dutchess Hospital
Pace University
Putnam County Hospital
Saint Joseph's Hospital
Saint Joseph's Seminary
Saint Luke's Cornwall Hospital
Salvation Army
Vassar Brothers Hospital
Vassar College
Wappingers Central School District

MUNICIPALITIES

City of Beacon
City of Newburgh
City of New York
City of Poughkeepsie
County of Dutchess
Dutchess County Dept. of Public Works
County of Rockland
County of Westchester
Westchester County IDA
Town of Cortlandt
Town of East Fishkill
East Fishkill Fire Department
Town of Carmel
Town of Fishkill
Town of Goshen
Town of Hyde Park
Town of LaGrange
Town of Malta
Town of Mamakating
Town of Poughkeepsie
Town of Rhinebeck
Town of Rosendale
Town of Southeast
Town of Ulster
Town of Wappinger
Village of Ardsley
Village of Red Hook
Village of Wappingers Falls
NYS Small Business Administration

LAND TRUSTS

Agricultural Stewardship Association
American Farmland Trust
Beaverkill Conservancy
Black Rock Forest Consortium
Castanea Foundation, Inc.
Columbia Land Conservancy
Delaware Co. Watershed Agricultural Council
Dutchess Land Conservancy
Friends of the Great Swamp
Historic Hudson Valley
Hudson Highlands Land Trust
Mohonk Preserve
The Nature Conservancy
NYS Dept. of Environmental Conservation
NYC Dept. of Environmental Protection –
- Region 3
- Region 4
- Region 5
- Region 6

NYS Office of Parks, Recreation & Historic Preservation
Open Space Institute
Trust for Public Land
Saratoga Plan
Scenic Hudson Land Trust
Wallkill Valley Land Trust
Westchester Land Trust

PROFESSIONAL QUALIFICATIONS

ALLAN ROBERT DEKREY, MAI
Senior Vice President

State Certified General Real Estate Appraiser No. 46-8839

Work History

Real estate appraiser and analyst specializing in valuations, market and feasibility studies and related consulting activities in the Mid-Hudson, Catskill, Central Adirondack and eastern New York regions. Background in community planning.

2015	: Senior Vice President, McGrath & Company, Inc., Fishkill, NY
2002 - 2015	: Appraiser - McGrath & Company, Inc., Fishkill, New York
1992 - 2002	: Appraiser - McGrath, Basciani & Associates, East Fishkill, New York
1987 - 1992	: Appraiser - L.T. Bookhout, Inc., Rhinebeck, New York
1984 - 1987	: Appraiser - Hines, Price & Hage, Fairbanks, Alaska
1981 - 1984	: Assistant Planning Director - Fairbanks Development Authority, Fairbanks, Alaska
1981	: Assistant Planning Director - Fairbanks North Star Borough, Fairbanks, Alaska
1977 - 1980	: City Planner - Mercer County Energy Development Board and City of Hazen, Hazen, North Dakota

Education

Member of the Appraisal Institute (MAI), Chicago, Illinois, 1993

Master's Degree - Graduate Program in Community and Regional Planning, North Dakota State University, Fargo, North Dakota, 1977

Bachelor of Science - Sociology with concentrations in economics and mathematics, University of North Dakota, Grand Forks, North Dakota, 1974

Specialty

Appraisals of:
- Natural resource and conservation lands
- Conservation easements
- Hospitality related
- Going concerns
- Special use properties

Market/feasibility studies
Community planning and land use regulations

Professional Memberships and Advisory Boards

Appraisal Related

Appraisal Institute	1991 - 2015
American Institute of Real Estate Appraisers	1985 - 1990
President, Mid Hudson Chapter	1997
Lawrence D. Benton Award for Exceptional Chapter Service, Mid-Hudson Chapter	1995
Mid-Hudson Chapter Education Committee Chair	1995 - 1996
Board of Directors, Mid-Hudson Chapter	1995 – 1999
	2005 – 2006
	2013 - 2014
Regional Ethics and Counseling Panel	1993 - 1995

Planning Related

Rhinebeck Village Zoning Board of Appeals	1995 - 2015
Rhinebeck Village Zoning Review Committee	2014 - 2015
Rhinebeck Town Open Space & Affordable Housing Committee	2006 - 2008
Rhinebeck Village Zoning Revision Committee	2004 - 2006
Rhinebeck Village Zoning Revision Committee	1998 - 2001
Rhinebeck Village Master Plan Committee	1988 - 1991
Rhinebeck CAC/Greenway Committee	2001 - 2002
Alaska Planning Association	1982 - 1986
Northern Region President	1984 - 1985
Governor's Recreation Advisory Committee, State of Alaska	1983 - 1986
Fairbanks North Star Borough (FNSB) Transition Team	1985
FNSB Comprehensive Plan Technical Advisory Committee	1983
FNSB Industrial Site Selection Committee	1981
Hazen Recreation Committee	1978 - 1980

UNIQUE ID NUMBER
46000008839

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 106398

EFFECTIVE DATE
MO. 02 DAY 28 YR. 18

EXPIRATION DATE
MO. 02 DAY 27 YR. 20

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

DEKREY ALLAN R
C/O MCGRATH COMPANY
20 CORPORATE PARK DRIVE
SUITE 2B
HOPEWELL JUNCTION, NY 12533

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

GERALD M. CAREY, MAI
Senior Vice President

Designation/Certification

Appraisal Institute (MAI) #11827
NY Dept. of State Certified General Appraiser #46-26238

Education

University of Connecticut, Stamford, Connecticut - M.B.A.
Pace University, Pleasantville, New York - B.B.A., Accounting

A.S.A. Courses

BV I - Introduction to Business Valuation
BV II - Business Valuation Methodology
BV III - Case Study in Business Valuation

Appraisal Institute Courses

Course #1A1 - Real Estate Appraisal Principles
Course #1A2 - Basic Valuation Procedures
Course 1BA - Capitalization Theory & Techniques Part A
Course 1BB - Capitalization Theory & Techniques Part B
Course 410, 420 & 430 - Standards of Professional Practice, Part A, B & C
Course 540 - Report Writing and Valuation Analysis
Course 550 - Advanced Applications

2002-Present:	Staff appraiser with McGrath & Company, Inc., Fishkill, and Bedford, New York.
1986-2002:	Staff appraiser with McGrath, Basciani and Associates, Inc. Fishkill, and Briarcliff Manor, New York.
1985 - 1986:	Vice President Finance, Delta Education, Inc., Nashua, New Hampshire.
1983 - 1985:	Adjunct Lecturer, Dutchess Community College, Poughkeepsie, New York.
1978 - 1984:	Assistant Controller and Controller, American Felt and Filter, Inc., Newburgh, New York.
1973 - 1978:	Staff Accountant - R.T. Vanderbilt Co., Inc. Norwalk, CT. Inventory Control, Supervision of Accounting Services and Senior Cost Accountant.

Over 25± years experience in the appraisal field specializing in offices, retail, industrial and institutional properties in the Westchester, Putnam, Orange, Dutchess, Greene, Sullivan and Ulster Counties in New York. Other assignments in the area of tax certiorari, condemnation and project feasibility analysis.

Additional experience in the business environment, involved in all facets of the accounting and financial environment including acquisition and merger, employee stock options, taxation and insurance matters.

UNIQUE ID NUMBER
4600002623B

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 102291

EFFECTIVE DATE
MO. 09 DAY 06 YR. 17

EXPIRATION DATE
MO. 09 DAY 05 YR. 19

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

CAREY GERALD M
C/O MCGRATH & COMPANY, INC.
20 CORPORATE PARK DRIVE
SUITE 2B
HOPEWELL JUNCTION, NY 12533

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

KEVIN M. SCHICK
Certification: NYS General Appraiser #46-49034
Director - Tax Certiorari Appraisals

Appraisal & Professional Affiliation

- Appraisal Institute – Candidate for Designation (Estimated Completion 2019)
- New York State Certified General Real Estate Appraiser ID# 46-49034
- National Association of Realtors
- New York State Assessors' Association, Inc. – Associate Member

Education

Marist College, Poughkeepsie, New York, Bachelor's Degree in Business Administration

Major Area of Emphasis: International Business
Minor Area of Emphasis: Economics & German
Graduated in 2004

New York University Real Estate Institute, New York, New York, Certificate in Appraisal of Investment Properties - Completed in Spring 2007

Successful completion of the following courses:

- Introduction to Real Estate Appraisal (R1)
- Valuation Principles & Procedures (R2)
- 15-Hour Nation USPAP
- Fair Housing, Fair Lending, & Environmental Issues (AQ-1)
- Income Property Valuation (G1)
- Intermediate Income Property Valuation (G2)
- Advanced Applied Income Valuation (G3)
- FHA and VA Appraisal Basics
- Mortgage Fraud: A Dangerous Business
- 2010, 2012, 2014, 2016 & 2018 National USPAP Update
- Appraisal of 2-4 Family & Multi-Family Properties
- Challenging Assignments for Residential Appraisers
- Covering All the Bases in Residential Reporting
- Appraisal Review of Residential Properties
- New York State Supervisory Appraiser Certification Course
- Business Practices and Ethics – Appraisal Institute
- Expert Witness for Commercial Appraisers
- Basic Hotel Appraising – Limited Service Hotels
- General Appraiser Report Writing and Case Studies – Appraisal Institute
- Advanced Income Capitalization – Appraisal Institute
- Advanced Market Analysis and Highest & Best Use – Appraisal Institute
- Advanced Concepts & Case Studies – Appraisal Institute
- Quantitative Analysis – Appraisal Institute

Experience

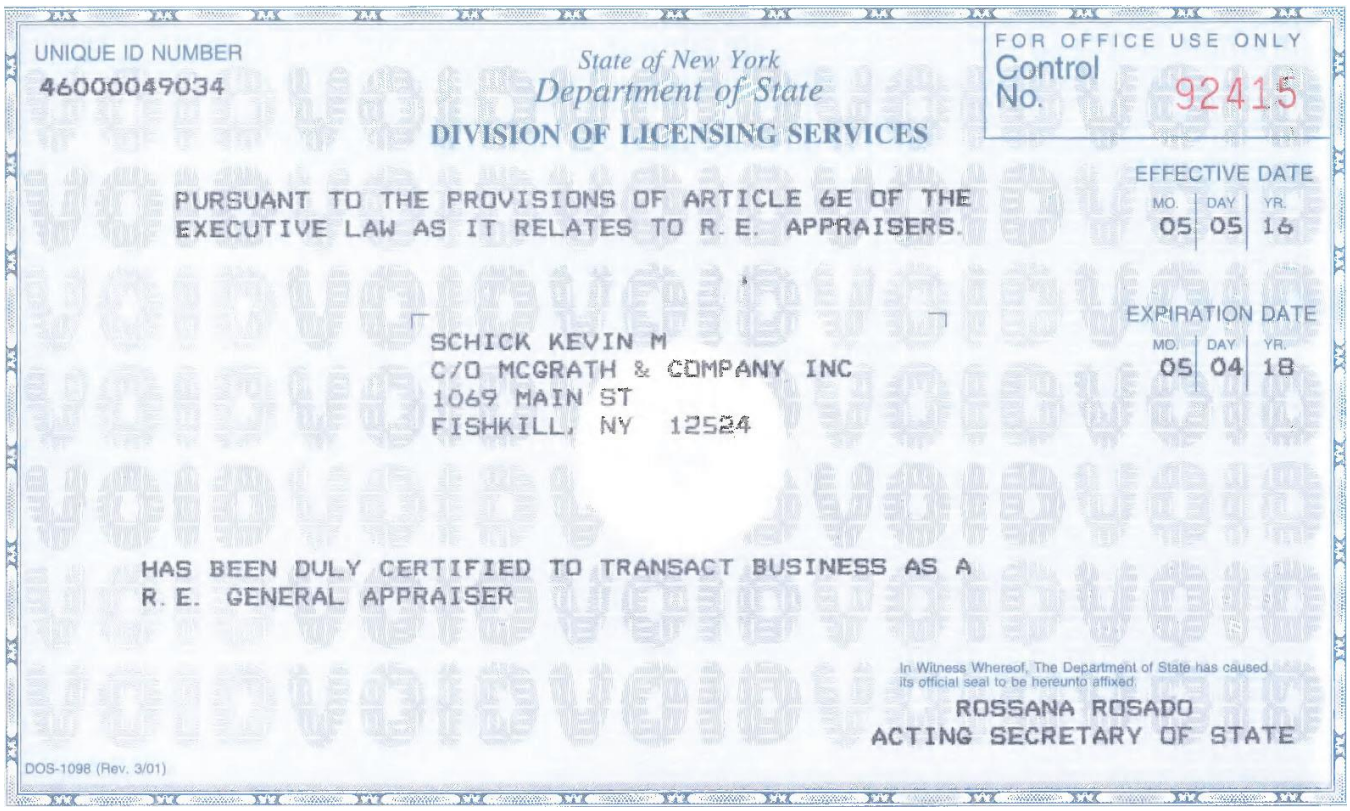
2013-Present: Director - Tax Certiorari Appraisals – McGrath & Company Inc., Real Estate Appraisers & Counselors, Fishkill and Bedford, New York.

2004-2013: Staff Appraiser – McGrath & Company Inc., Real Estate Appraisers & Counselors, Fishkill and Bedford, New York.

2004: Apprentice - Mergers & Acquisitions Department – DaimlerChrysler AG, Stuttgart, Germany.

2002-2004: Property Research Analyst – McGrath & Company Inc., Real Estate Appraisers & Counselors, Fishkill and Bedford, New York.

2000-2002: Property Research Analyst – McGrath, Basciani & Associates, Inc., Real Estate Appraisers & Counselors, Fishkill and Briarcliff Manor, New York.



UNIQUE ID NUMBER
46000049034

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 92415

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE
MO. 05 DAY 05 YR. 16

EXPIRATION DATE
MO. 05 DAY 04 YR. 18

SCHICK KEVIN M
C/O MCGRATH & COMPANY INC
1069 MAIN ST
FISHKILL, NY 12524

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

ROSSANA ROSADO
ACTING SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

SUSAN CAREY
Staff Appraiser
NYS Certification # 45-3547

Professional Affiliations

New York State Certified Residential Appraiser

Education

Dunbarton College, Washington, D.C.,
BA in Business Administration

Appraisal Institute

NYS Licensing, Certification and Continuing Education
Introduction to Appraisal Easement Valuation
Uniform Appraisal Standards Federal Land Acquisition (Yellow Book)
Manfred Real Estate, Albany, New York
Continuing Education Real Estate Appraisal

Experience

1998-Present: Staff appraiser with McGrath & Company, Inc., Fishkill, and Bedford, New York (formerly McGrath, Basciani & Associates, Inc.)

Primary responsibilities: Appraisal of large acreage vacant land, residential estate properties, residential houses, building lots and low utility land. The appraisals are performed for mortgage, tax assessment, conservation easement, estate and estate planning purposes.

1997-1998: Review Appraiser - Citiscape Mortgage Corporation, Tarrytown, New York

Primary Responsibilities: Review and quality control appraiser for a national mortgage company servicing residential and mixed-use properties.

1988-1997: Staff Appraiser - McGrath, Basciani & Associates, Inc., Fishkill, N. Y.

Primary responsibilities: Appraisal of single-family homes, condominiums and townhouses in northern Westchester, Putnam, Orange and Dutchess Counties.

UNIQUE ID NUMBER
45000003547

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 105322

EFFECTIVE DATE
MO. 02 | DAY 11 | YR. 18

EXPIRATION DATE
MO. 02 | DAY 10 | YR. 20

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

CAREY SUSAN M
C/O MCGRATH & COMPANY, INC
20 CORPORATE PARK DRIVE
SUITE 2B
HOPEWELL JUNCTION, NY 12533

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. RESIDENTIAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

SALVATORE DESIENA

CERITFICATION
Certified General Real Estate Appraiser
ID Number: 46000051319

Education

University at Albany, State University of New York
Bachelor's Degree in Urban Studies & Planning
Major Area of Emphasis: Urban Studies & Planning
Minor Area of Emphasis: Geography

Successful completion of the following courses:

New York University Real Estate Institute, New York, New York

- Basic Appraisal Principles (R5)
- Basic Appraisal Procedures (R6)
- 15-Hour Nation USPAP
- Residential Market Analysis and Highest and Best Use (R7)
- Residential Appraiser Site Valuation and Cost Approach (R8)
- Residential Sales Comparison and Income Approach (R9)
- Residential Report Writing and Case Studies (R10)

Appraisal Institute: Metro New York Chapter, New York, New York

- General Appraiser Market Analysis and Highest and Best Use (G4)
- Real Estate Finance, Statistics and Valuation Modeling (SMF)
- General Appraiser Sales Comparison Approach (G5)
- General Appraiser Site Valuation and Cost Approach (G6)
- General Appraiser Income Approach Part I & II (G7)
- General Appraiser Report Writing and Case Studies (G8)
- Fair Housing, Fair Lending and Environmental Issues (GE1)
- HP-12C Financial Calculator (GE3)

Experience

2009-Present: Full Time Staff Appraiser – McGrath & Company Inc., Real Estate Appraisers & Counselors, Fishkill and Bedford, New York.

2007-2009: Part Time Trainee, Experience Involving Data Collection, Property Research and Geographic Information Systems – McGrath & Company Inc., Real Estate Appraisers & Counselors, Fishkill and Bedford, New York.

UNIQUE ID NUMBER
46000051319

State of New York
Department of State

DIVISION OF LICENSING SERVICES

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Control No. 96407

EFFECTIVE DATE
MO. 11 | DAY 28 | YR. 16

EXPIRATION DATE
MO. 11 | DAY 27 | YR. 18

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

DESIENA SALVATORE
C/O MCGRATH AND COMPANY INC
1069 MAIN ST
FISHKILL, NY 12524

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

TOKIO MARINE HCC

Houston Casualty Company

ADMINISTRATIVE OFFICES: 13403 NORTHWEST FREEWAY, HOUSTON, TEXAS 77040

REAL ESTATE PROFESSIONAL LIABILITY INSURANCE DECLARATIONS

THE INSURER(S) NAMED HEREIN IS (ARE) NOT LICENSED BY THE STATE OF NEW YORK, NOT SUBJECT TO ITS SUPERVISION, AND IN THE EVENT OF THE INSOLVENCY OF THE INSURER(S), NOT PROTECTED BY THE NEW YORK STATE SECURITY FUNDS. THE POLICY MAY NOT BE SUBJECT TO ALL OF THE REGULATIONS OF THE DEPARTMENT OF FINANCIAL SERVICES PERTAINING TO POLICY FORMS.

1. **Named Insured:** McGrath & Company, Inc.

2. **Address:** 20 Corporate Park Drive Suite 2B
Hopewell Junction, NY 12533

3. **Producer:** Professional Liability Consulting Svcs.

4. **Policy Number:** H717-110845

5. **Policy Period:** Effective Date: 12/31/2017 Expiration Date: 12/31/2018
(12:01 a.m. Local Time at the Address of the **Named Insured**, above)

6. **Retroactive Date:** 10/24/1996

7. **Knowledge Date:** 12/31/2015

8. **Limit of Liability:** $2,000,000 for each **Claim** (including **Loss** and **Claim Expenses**)
$2,000,000 for the total of all **Claims** (including **Loss** and **Claim Expenses**)

9. **Deductible:** $15000 for each **Claim** (including **Loss** and **Claim Expenses**)

10. **Premium:** $11,200.00

NY Excess Lines Tax:	**$ 403.20**
State Stamping Fees:	**$ 19.04**

Administrative/Inspection Fee: $ 50.00

11. **How to Report a Claim:**
Report any **Claim** or potential **Claim** to the individual below as required below by this Policy and Section IX. **NOTIFICATION:**
Tokio Marine HCC-Professional Lines Group Claims Department
c/o Head of Claims
37 Radio Circle Drive
Mount Kisco, NY 10549
Claims Telephone Number: 800-742-2210
Claims Email Address: SubmitClaims@tmhcc.com

REO (9.2017)

ELANY
EXCESS LINE ASSOCIATION OF NEW YORK

This is to certify that Excess Line Association of New York received and reviewed the attached insurance document in accordance with Article 21 of the New York State Insurance Law

01/17/2018
Id:201365039

THE INSURER(S) NAMED HEREIN IS (ARE) NOT LICENSED BY THE STATE OF NEW YORK, NOT SUBJECT TO ITS SUPERVISION, AND IN THE EVENT OF THE INSOLVENCY OF THE INSURER(S), NOT PROTECTED BY THE NEW YORK STATE SECURITY FUNDS. THE POLICY MAY NOT BE SUBJECT TO ALL OF THE REGULATIONS OF THE DEPARTMENT OF FINANCIAL SERVICES PERTAINING TO POLICY FORMS.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/05/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Professional Liability Consulting Services, Inc.
45 Knollwood Road, Suite 202
Elmsford, NY 10523

CONTACT NAME: Jinu Joseph
PHONE (A/C, No, Ext): 914-592-6505 FAX (A/C, No): 914-592-6508
E-MAIL ADDRESS: jinuj@plcsi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Houston Casualty Company	42374
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
McGrath & Company, Inc.
20 Corporate Park Drive, Suite 2B
Hopewell Junction, NY 12533

COVERAGES **CERTIFICATE NUMBER:** N/A **REVISION NUMBER:** N/A

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE / OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY / PRO-JECT / LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Appraiser Professional Liability	NO	NO	H717-110845	12/31/2017	12/31/2018	$2,000,000 Each Claim $2,000,000 Aggregate	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Appraiser Professional Liability

CERTIFICATE HOLDER

McGrath & Company, Inc.
20 Corporate Park Drive, Suite 2B
Hopewell Junction, NY 12533

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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SHELTERPOINT LIFE INSURANCE COMPANY

MCGRATH & CO., INC. DBA MCGRATH, BASCIANI & ASSOCIATES

STATE OF NEW YORK

WORKERS' COMPENSATION BOARD

NOTICE OF COMPLIANCE

New York State Disability Benefits

Disability Benefits For Employees

1. If you are unable to work because of an illness or injury, not work-related, you may be entitled to receive weekly benefits from your employer, his or her insurance carrier, or from the Special Fund for Disability Benefits.

2. To claim benefits you must file a claim form within 30 days from the first date of your disability, but in no event more than 26 weeks from such date.

3. Complete claim form DB-450 (Notice and Proof of Claim for Disability Benefits)
   You may obtain the form from your employer, his or her insurance carrier, your health provider, any Unemployment Insurance Office, the Workers' Compensation Board's website (www.wcb.ny.gov) or any office of the Board.
   IMPORTANT: Before filing your claim, your health provider must complete the "Health Care Provider's Statement" on the form showing your period of disability.

   - If you are employed, or have been unemployed for four weeks or less when your disability begins, send the completed form to your employer or the insurance carrier named below.
   - If you have been unemployed more than four weeks when your disability begins, send the completed form to the Workers' Compensation Board, Disability Benefits Bureau, 328 State Street, Schenectady, New York 12305.

4. You are entitled to be treated by any physician,chiropractor, dentist, nurse-midwife, podiatrist or psychologist of your choice. However, unlike workers' compensation, your medical bills will not be paid unless your employer and/or union provide for the payment of such bills under a Disability Benefits Plan or Agreement.

5. If you are ill or injured during the time you are receiving Unemployment Insurance Benefits, file a claim for Disability Benefits as soon as you sustain the injury or illness, by following the instructions outlined above.

6. If you are out of work in excess of seven days, your employer is required to send you a Disability Benefits Statement of Rights (Form DB-271S).

7. You may not take disability benefits at the same time as paid family leave benefits. The total amount of disability and paid family leave in a 52 week period cannot exceed 26 weeks.

8. Other information about disability benefits may be obtained by writing or calling the Workers' Compensation Board.

SHELTERPOINT LIFE INSURANCE COMPANY
1225 FRANKLIN AVENUE, STE 475
GARDEN CITY, NY 11530

PHONE: 800-365-4999

Policy #: DBL432011 Effective From: 1/1/2018 To: 12/31/2018

☒ Statutory ☐ Under a Plan or Agreement

Class(es) of Employees Covered:

All Employees

NYS Workers' Compensation Board
Customer Service: (877) 632-4996
www.wcb.ny.gov

PRESCRIBED BY THE CHAIR, WORKERS' COMPENSATION BOARD
THIS NOTICE MUST BE POSTED CONSPICUOUSLY IN AND ABOUT THE EMPLOYER'S PLACE OR PLACES OF BUSINESS.
Employers must post DB-120 so that all classes of their employees know who will pay their benefits.

THE WORKERS' COMPENSATION BOARD EMPLOYS AND SERVES PEOPLE WITH DISABILITIES WITHOUT DISCRIMINATION