

Joseph A. Chico, III

Personal Background and Experience

Joe's appraisal background is well rounded with regard to the types of appraisals that he has completed over the past twenty five years. He began his appraisal career in 1987 with Petroplus & Associates, Inc. They are a Morgantown, WV firm that has primary emphasis upon real estate appraisal and commercial sales and leasing. Joe's function with the firm began with residential appraisal. By 1990, he began to expand his field of expertise into project, condemnation and commercial work. Prior to joining Petroplus and Associates, Joe was employed by the Monongalia County Tax Assessor's Office.

Between 1991 and 1993, Joe participated in a contract with the Army Corps of Engineers, Pittsburgh District that entailed approximately 200 parcels of land in southwest Pennsylvania. These appraisals were for permanent flowage easements along the Cheat and Monongahela Rivers pertaining to the Grays Landing Flood Project. During that time frame, he also became active in eminent domain appraisal for the West Virginia Department of Transportation.

Chico Real Estate Appraisal Services was formed in October of 1996. Joe founded the organization as a single person entity. The firm has grown from a one person shop in 1996 to the current staff of seven.

Since 1991, Joe has been an approved fee appraiser for the West Virginia Department of Transportation, Division of Highways. In 1998, he was approved by the Pennsylvania Department of Transportation, Division of Highways. This condemnation appraisal work entails virtually all types of properties (vacant land, residential, industrial, commercial, easements and rights of way). In the past years with the WV Department of Highways, Joe has completed appraisals on over 1,000 parcels of land. In 1998, Joe was also approved by the Commonwealth of Pennsylvania as a Review Appraiser. He has performed hundreds of reviews for PennDOT since 2000. In 2005, Joe was placed upon the Delaware Department of Transportation Review Appraiser panel. He has completed over 100 reviews for Delaware.

Some of the larger projects that Joe has completed are the South University Boulevard (US Route 119) in Morgantown, WV; two of the three FBI access roads (Interstate 79) in Clarksburg/Bridgeport, WV; the Tabler Station Interchange (Interstate 81) near Martinsburg, WV; the Morgantown Mall Access Road in Morgantown, WV; the upgrade of U. S. Route 19 in Westover, WV from the Morgantown Mall to Dupont Road, and the upgrade of U.S. Route 220 in Hardy County, WV (Durgon Curve, Parsons Ford bridge and the Moorefield bridge). In 1997, Joe completed 90 appraisals for right of way acquisition of a portion of the Corridor H Project (US Route 33) in Randolph County, WV. He has also completed nearly 100 appraisals for the first and second phases of right of way acquisition on the Mon-Fayette Expressway in Monongalia County, WV.

In 2000 Joe completed fifteen appraisals for right of way acquisition for the new Star City Bridge in Star City, WV. In 2000, he completed appraisals on 150 parcels of land for phase one and phase two of the Elkins By-pass Road in Elkins, WV. In 2004-2005, he completed approximately 60 appraisals for the SR 9 acquisition in Berkeley and Jefferson Counties, WV. From 2003 through 2007, Joe has completed approximately 50 appraisals on the Fairmont Gateway Connector Acquisition in Marion County, WV. In 2006, he completed appraisals on an additional 30 parcels for the Corridor H Project, in Grant County, WV.

Personal Background and Experience, Continued

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Joe has completed review assignments in Berks, Montgomery, Delaware, Lehigh, Franklin, Allegheny, Greene and Fayette Counties in Pennsylvania. He has also completed review assignments in Sussex, Kent and New Castle Counties in Delaware and throughout all of West Virginia. Joe is currently under contract to the Delaware Department of Transportation to perform appraisal reviews for a seventeen mile highway upgrade project on U. S. Route 301 in New Castle County (MD state line to Chesapeake & Delaware Canal).

Joe has also done appraisal and/or appraisal review work for, or currently represents, WV Division of Environmental Protection, WV Department of Natural Resources, WV Regional Jail Authority, Morgantown Utility Board, Sun Valley Public Service District, Monongalia County Commission, Bell Atlantic Telephone, Network One/Professional Telecom, Army Corps of Engineers, City of Grafton, City of Parkersburg, CSX Transportation, Dominion Hope Gas Company, Allegheny Power Company, Morgantown Energy Associates and Century Cable Television Company. This is a partial client list.

Joe's background for commercial and industrial properties includes the appraisal of shopping malls, neighborhood strip centers, convenience stores, office buildings, houses of worship, coal loading facilities, concrete manufacturing plants, college campus facilities and other special-use properties. His residential experience includes all types of residential properties such as single family residential homes, multi-tenant units and estate type properties.

Joe has performed appraisal reviews on virtually all types of properties over the past several years for many lending institutions, attorneys and other private entities. Joe was on the West Virginia Real Estate Appraiser Licensing and Certification Board Upgrades Committee from 1996 to 2004. This committee reviews appraisals submitted by applicants for licensing and upgrades within the State of West Virginia. He currently performs special project investigation for the West Virginia Real Estate Appraiser Licensing and Certification Board regarding licensing compliance.

Joe is currently a Certified General Real Estate Appraiser in West Virginia, Delaware, Maryland, Pennsylvania and Virginia. He was the Education Coordinator for the WV Chapter of the Appraisal Institute in 1998. He is a past president of the WV Appraiser Coalition. Joe is currently approved by the West Virginia Real Estate Appraiser Licensing and Certification Board, the Delaware Appraiser Board, The Pennsylvania Board of Certified Appraisers and the Maryland DLLR as an appraisal instructor.