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# Lambert Appraisals, L.L.C.

107 East Cook Street

Portage, Wisconsin 53901

608-745-1777 Voice 608-745-4999 Fax

klambert@charterinternet.com

Wisconsin Certified General Appraiser # 182-010

[www.lambertappraisals.net](http://www.lambertappraisals.net)

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## QUALIFICATIONS OF: KEVIN C. LAMBERT

**Wisconsin Certified General Appraiser No. 182-010**

**National Society of Appraiser Specialists, Certificate No. 4625**

**Member American Society of Farm Managers and Rural Appraisers**

**Federal ID # 39-1938149**

### APPRAISAL EXPERIENCE:

Owner Lambert Appraisals LLC, 107 East Cook Street, Portage, Wisconsin from 1983 to the present.

### GENERAL EXPERIENCE:

Real estate appraiser specializing in commercial, agricultural, industrial, resort hotels and water parks, campgrounds, golf courses and recreational properties in Wisconsin, Northwest Illinois and Iowa. Since 1990 my field of expertise has been strictly commercial appraisals. I do the majority of my work in central Wisconsin but travel all over the state and the surrounding states. Member of NGF, the National Golf Foundation. Member of WWA, the World Waterpark Association. Member of IAAPA, International Association of Amusement Parks and Attractions.

### EDUCATION:

Associate Degree in Real Estate, 1979 from Madison Area Technical College, Society of Real Estate Appraiser's URAR update, 8 hour course on the URAR form, Jan. 1987, Standards and Professional Practices, April 1991, Appraisal Institute's Course 101 & 102, April & May 1991, Lincoln Graduate Center, Advanced Commercial Appraisal, Commercial Investment Appraisal, Farm and Land Appraisal, September 1991. Wisconsin Dept. of Transportation, Appraisal Training for Eminent Domain, October 1993, Madison Area Technical College, continuing education February 1993. University of Wisconsin Urban Land Research December 1995, American Society of Farm Managers and Rural Appraisers, Rural residential appraisal course, October 1996. Appraisal Institute-Valuation of Lease Interests, April 1997, Lincoln Graduate Center, Business Valuation, September 1998, Commercial Real Estate Financing, University of Wisconsin Center for Urban Land Research, February 1999, USPAP continuing education, February 1999. Land Conservation, April 2000. USPAP continuing education - McKissock Data Systems Appraisal School, October 2001, Appraising the Oddball:

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Nonconforming and Difficult Properties - McKissock Data Systems Appraisal School, October 2001, Real Estate Damages: Assessment and Testimony - McKissock Data Systems Appraisal School, October 2001, Expert Witness - McKissock Data Systems Appraisal School, October 2001. Wisconsin Realtors Association continuing education, March 2003, November 2003, December 2003. Appraisal Institute, Restaurant and Hotel Feasibility, September 2004. Appraisal Institute, Convenience Stores and Retail Fuel Properties: Essential Appraisal Issues, March 2005. Wisconsin Realtors Association, How to Analysis and Value Commercial Investment Real Estate, March 2005. USPAP update, McKissock Data Systems Appraisal School, June 2005. 2-4 Family Appraisals, McKissock Data Systems Appraisal School, June 2005. McKissock Data Systems Appraisal School, August 2007, Kaplan Professional Services Continuing Education USPAP, September 2007. McKissock Data Systems Continuing Education, November 2009, Wisconsin Realtors Association 7 hour USPAP Continuing Education, November 2009

## **REPRESENTATIVE CLIENTS:**

Associated Banks of Portage, Reedsburg, Windsor, and Deforest. 1ST National Bank of Baraboo, Baraboo National Bank, Amcore Banks(now known as Harris Banks), Valley Banks, M&I Mortgage, M&I Mid-State Banks, The Bank of Mauston, Bank One, Bank of Wisconsin Dells, Lake Delton National Bank, Mutual Savings Bank, City of Baraboo, Coulee State Bank, People's State Bank, Acuity Bank, Johnson Bank, Reedsburg Bank, Marine Bank, Advance Bank, Bank of Milton, Cambridge State Bank, Wisconsin Business Bank, Anchor Bank, Royal Bank, Pardeeville Bank, National Bank of Waupun, Hannover LTD, Portage Area Economic Development, Wisconsin Dept. of Transportation, Marquette Co. Highways, City of Portage, Columbia County Board of Supervisors, William Young and Associates, Dougherty Funding, LLC, Koehler of Pfothenauer S.C., Alliant Energy, Kahler Law Office, Kammer and Studinski Law Office, Norwest Mortgage, Rock Island State Bank, Bank of Waunakee, Heritage Bank of Madison, Bank of Poynette, Firststar Banks, American Family Insurance, John G. Kinnard, Holtmeyer and Monson, Stearns Bank, Ho-Chunk Nation, Nekoosa Port Edward's State Bank, National Exchange Bank and Trust, Revere Mortgage, DMB Community Bank, The Bank of Poynette, Foley and Lardner, Clifton Gunderson, United States Small Business Administration, Wisconsin Economic Development Corporation, Lemonweir Valley Telephone Company, Oppenheimer & Company, The Marshall Group, Park Bank, State Bank of McFarland, TimberRidge Bank, Cambridge State Bank., Commerce Bank of Edina, MN., Stifel, Nicolaus & Company, Incorporated. Wisconsin Department of Transportation, Bureau of Aeronautics.

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## PROJECTS & EXPERIENCE:

Lambert Appraisals, LLC (Kevin Lambert, President) has appraised commercial and industrial properties throughout Wisconsin, Illinois, Minnesota and Iowa. We have appraised office buildings, industrial and commercial uses along with lodging facilities from small motels to \$100,000,000+ indoor water park facilities.

Our firm has appraised the following water park hotels from the ground up. Wilderness Resort, [www.wildernessresort.com](http://www.wildernessresort.com) (a golf course, condominium water park facility) Wisconsin Dells, WI. The Wilderness on the Lake, [www.wildernessonthelake.com](http://www.wildernessonthelake.com) (a lakefront water park condominium project) Kalahari Resort and Convention Center, [www.kalahariresort.com](http://www.kalahariresort.com) Kalahari Condominiums, Wisconsin Dells, WI.; Kalahari Resort, Sandusky, Ohio, Kalahari Condominiums, Sandusky, Ohio, Treasure Island Inn & Suites, [www.wisdellstreasureisland.com](http://www.wisdellstreasureisland.com) Wisconsin Dells, WI: Raintree Resort, [www.dellsraintree.com](http://www.dellsraintree.com) Wisconsin Dells, WI.; Tundra Lodge, [www.tundralodge.com](http://www.tundralodge.com) Green Bay, WI.; Waters of Minocqua, [www.thewatersofminocqua.com](http://www.thewatersofminocqua.com) Minocqua, WI.; The Lodge at Cedar Creek, Rothschild (Wausau), WI.; River Bluff Resort, McGregor, Iowa (a proposed waterpark condo-hotel with 18 hole golf course, condominium and single family home sites that was not completed) Atlantis Hotel & Suites, Wisconsin Dells, WI.; Camelot Inn & Suites, Wisconsin Dells, WI.; Riverview Park and Waterworld, Wisconsin Dells, WI, <http://www.riverviewpark.com>

The Grand Lodge Waterpark of America, Bloomington, MN  
[www.wirthcompanies.com](http://www.wirthcompanies.com).

Massanutten waterpark, Harrisonburg, Virginia [www.massresort.com](http://www.massresort.com)

The Lodge at Brainerd Lakes, Baxter, MN. A 102 room resort hotel with waterpark for the Commerce Bank of Edina, Minnesota

[http://www.lodgehotels.com/more\\_info.html](http://www.lodgehotels.com/more_info.html)

We've appraised a number of campgrounds in Wisconsin and Illinois including Jellystone Parks in Warrens, WI, <http://www.jellystonewarrens.com/>

Chula Vista Resort <http://www.chulavistaresort.com/> an indoor waterpark hotel and golf course development in Wisconsin Dells.

Trappers Turn Golf Course <http://www.trappersturn.com/index.php> a 27 hole championship golf course designed by Andy North and Roger Packard in Wisconsin Dells.

Wilderness at the Smokies, Sevierville, TN.

<http://www.wildernessatthesmokies.com/>

The Geneva Inn a hotel on the shores of Geneva Lake [www.genevainn.com](http://www.genevainn.com)

Candlewood Inn and Suites, Rothschild, WI. An 83 unit extended stay hotel.

[http://www.dorahotels.com/Candlewood\\_Wausau/Candlewood.htm](http://www.dorahotels.com/Candlewood_Wausau/Candlewood.htm)

Indiana Beach Resort and Campgrounds, Monticello, Indiana

[www.indianabeach.com](http://www.indianabeach.com)

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**State of Wisconsin**  
**Department of Regulation and Licensing**  
CERTIFIED GENERAL APPRAISER

**KEVIN C LAMBERT**

**PORTAGE, WI 53901**

has renewed the credential

Credential No. 182-10

Expiration Date: 12-14-2011

To verify the current status of this credential, use "Look Up Credential Holders" at <http://drl.wi.gov>



**State of Wisconsin**

Department of Regulation and Licensing  
Committed to Equal Opportunity in Employment and Licensing

**CERTIFIED GENERAL APPRAISER**

No. 182-10

Expires: 12/14/2011

KEVIN C LAMBERT  
107 E COOK ST  
PORTAGE WI 53901

The person whose name appears on this document has complied with the provisions of the Wisconsin Statutes and holds the credential specified on the front of this card. To verify the current status of this credential, use "Look Up Credential Holders" at <http://drl.wi.gov>.

Ch 440.11, Wis Statutes, requires you to notify the Department of a name or address change within 30 days. Please submit corrected information via the web at <http://drl.wi.gov> or by mail to DRL at PO Box 8935, Madison WI 53708-8935.