

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 ~ Relating to Appraisals - Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Ikaika Trinitdad and I work/own GP Roadway Solutions which employs 300 people on the island of Oahu

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three licensed real estate appraisers perform a final and binding appraisal to set the rental value. My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

National Appraisal Subcommittee Executive Director James R. Park wrote that "an appraiser is defined by USPAP as one who is expected to perform valuation services." He continued to say, "USPAP states the use of other nomenclature for an appraisal, appraisal review, or appraisal consulting assignment (e.g., analysis, counseling, evaluation, study, submission, or valuation) does not exempt an appraiser from adherence to USPAP."

Requiring USPAP will bring transparency to the appraisal/arbitration process. Knowing that the procedural rules are uniform and set in advance will allow all parties to better prepare data and ask the right questions in determining value. With literally hundreds of thousands of dollars riding on the valuation of rents, I believe the licensed appraisers should be held to the highest of professional standards when participating in an appraisal/arbitration. Requiring licensed real estate appraisers to comply with USPAP in an arbitration will improve the integrity of the process allowing appraisers to better serve the public and the state.

As such, the Hawaii Revised Statues should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name Ikaika Trinitdad
Your address ~~684~~ 91-1125 Kaula Dr E.B/HI
Email
Phone 398-4401

Phone (808) 690-5132

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

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Representative Ryan I. Yamane, Vice Chair
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Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
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RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is FAITELE TAAGA and I work for GPPS which employs 300 people on the island of OAHU

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name FAITELE TAAGA
Your address 94246 LEOKU ST. 6321 WAIKAPU HI 96797
Email jaundadec@gmail.com
Phone 590-1976



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Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is George and I work/own GP Roadway Solutions which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name GEORGE CARNO
Your address ## 1112 9TH AVE
Email
Phone 554-2233

March 29, 2011

LATE TESTIMONY

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

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Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

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Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 -- Relating to Appraisals -- Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Stanley and I work/own J.P. Roadway Solutions which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three licensed real estate appraisers perform a final and binding appraisal to set the rental value. My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name Stanley Oyam
Your address
Email
Phone 478-3345

GP Roadway Solutions
660 Mupunapuna Street
Honolulu, HI 96819

March 29, 2011

LATE TESTIMONY

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

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RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Jay Flores and I work/own GPRS which employs 300 people on the island of Oahu

I support passage of Senate Bill-975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name Jay Flores
Your address GP Roadway Solutions
Email jay@roadwaysolutions.com
Phone 660 W. Puunipuna Street
Honolulu, HI 96819

JAY FLORES

March 29, 2011

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COMMITTEE ON CONSUMER PROTECTION & COMMERCE

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RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is ~~Courtney Herkes~~ and I work/own GPes which employs 300 people on the island of _____.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

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Mahalo



Your name Courtney Herkes
Your address _____
Email GP Roadway Solutions
Phone 660 Mapunapuna Street
Honolulu, HI 96819

March 29, 2011

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RE: Testimony in Support of SB 975, SD1, HD1 - Relating to Appraisals - Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Norman Neal and I work/own APRS which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

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Mahalo

Your name
Your address
Email
Phone

norman@aprs.com

Roadway Solutions
360 Mepurapuna Street
Honolulu, HI 96819

March 29, 2011

KARL RHOADS

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

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RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Prattis A. Anderson and I work/own GP.R.S. which employs 300 people on the island of Oahu

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

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Mahalo 

Your name Prattis A. Anderson
Your address
Email GP Roadway Solutions
Phone 660 Maunapuna Street
Honolulu, HI 96819

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Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Patrick and I work/own G.P. Roadway Solutions which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

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Mahalo

Your name Patrick Gangan
Your address G.P. Roadway Solutions
Email 660 Muzunapuna Street
Phone Honolulu, HI 96819

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Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Matthew Laga and I work/own G.P. Roadway Solutions which employs 300 people on the island of Oahu

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

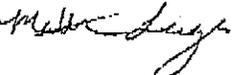
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Mahalo 

Your name Matthew Laga
Your address 1822 Kama St Koloa
Email
Phone

March 29, 2011

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Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Koani Horani and I work ^{G.P. Roadway} Down Solutions which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

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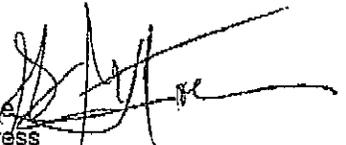
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As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name 
Your address

Email **GP Roadway Solutions**
Phone **650 Mapunapuna Street**
Honolulu, HI 96819

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is JEON NAEHM and I work/own GP which employs 100 people on the island of OHU.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

National Appraisal Subcommittee Executive Director James R. Park wrote that "an appraiser is defined by USPAP as one who is expected to perform valuation services." He continued to say, "USPAP states the use of other nomenclature for an appraisal, appraisal review, or appraisal consulting assignment (e.g., analysis, counseling, evaluation, study, submission, or valuation) does not exempt an appraiser from adherence to USPAP."

Requiring USPAP will bring transparency to the appraisal/arbitration process. Knowing that the procedural rules are uniform and set in advance will allow all parties to better prepare data and ask the right questions in determining value. With literally hundreds of thousands of dollars riding on the valuation of rents, I believe the licensed appraisers should be held to the highest of professional standards when participating in an appraisal/arbitration. Requiring licensed real estate appraisers to comply with USPAP in an arbitration will improve the integrity of the process allowing appraisers to better serve the public and the state.

As such, the Hawaii Revised Statues should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name JEON NAEHM
Your address 94-111 FURUKOHE ST # 205
Email
Phone (808) 220-4658

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is ^{OYUSINA} ~~KAHALEWAI~~ and I work for ~~ERACE Pacific~~ which employs 300 people on the island of Hawaii

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Oyusina Kahalangi
Your name Oyusina Kahalangi
Your address 94-331 Pipimomi St #101 Waipahu, HI 96797
Email
Phone 429-1848

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Linda ENFIELD and I work for GP Roadway Solutions which employs 200 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three licensed real estate appraisers perform a final and binding appraisal to set the rental value. My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

National Appraisal Subcommittee Executive Director James R. Park wrote that "an appraiser is defined by USPAP as one who is expected to perform valuation services." He continued to say, "USPAP states the use of other nomenclature for an appraisal, appraisal review, or appraisal consulting assignment (e.g., analysis, counseling, evaluation, study, submission, or valuation) does not exempt an appraiser from adherence to USPAP."

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As such, the Hawaii Revised Statues should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo Linda O. Enfield

Your name Linda ENFIELD
Your address 94-983 Kahuailani St. Waipahu, HI 96797
Email
Phone

March 29, 2011

LATE TESTIMONY

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Sam and I work/own GP ROADWAY which employs 300 people on the island of HI.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges; to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

National Appraisal Subcommittee Executive Director James R. Park wrote that "an appraiser is defined by USPAP as one who is expected to perform valuation services." He continued to say, "USPAP states the use of other nomenclature for an appraisal, appraisal review, or appraisal consulting assignment (e.g., analysis, counseling, evaluation, study, submission, or valuation) does not exempt an appraiser from adherence to USPAP."

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As such, the Hawaii Revised Statues should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name
Your address
Email
Phone


GP Roadway Solutions
660 Maunapuna Street
Honolulu, HI 96819

March 29, 2011

LATE TESTIMONY

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is JAMES FASE and I work/own GP ROADWAY SOLUTIONS which employs 340 people on the island of OAHU

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

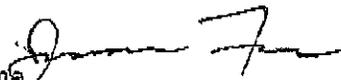
National Appraisal Subcommittee Executive Director James R. Park wrote that "an appraiser is defined by USPAP as one who is expected to perform valuation services." He continued to say, "USPAP states the use of other nomenclature for an appraisal, appraisal review, or appraisal consulting assignment (e.g., analysis, counseling, evaluation, study, submission, or valuation) does not exempt an appraiser from adherence to USPAP."

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name 
Your address  **Roadway Solutions**
Email 660 Maunūapuna Street
Phone Honolulu, HI 96819

March 29, 2011

LATE TESTIMONY

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Alpha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is ~~Jeff Gaspar~~ and I work for GP ROADWAY SOLUTIONS which employs 200 people on the island of OAHU

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three licensed real estate appraisers perform a final and binding appraisal to set the rental value. My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahaio

Your name
Your address
Email
Phone

JEFFERY GASPAR
GP Roadway Solutions
660 Mapunapuna Street
Honolulu, HI 96819

Mahaio

Your name
Your address
Email
Phone

Tina Baker
GP Roadway Solutions
660 Mapunapuna Street
Honolulu, HI 96819

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is RONALD W. RHOADS and I work/own GP ROADWAY SOLUTIONS which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

National Appraisal Subcommittee Executive Director James R. Park wrote that "an appraiser is defined by USPAP as one who is expected to perform valuation services." He continued to say, "USPAP states the use of other nomenclature for an appraisal, appraisal review, or appraisal consulting assignment (e.g., analysis, counseling, evaluation, study, submission, or valuation) does not exempt an appraiser from adherence to USPAP."

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name

Your address

Email

Phone 808-551-7301



GP Roadway Solutions
660 Mapunapuna Street
Honolulu, HI 96819

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony In Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is CARLINA K. HERKES and work/own GP which employs 300 people on the island of OAHU

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name
Your address
Email
Phone



GP Roadway Solutions
660 Mapunapuna Street
Honolulu, HI 96819

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Lyndon and I work/own GP Roadway solutions which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name Lyndon Koanui *GP Roadway Solutions*
Your address 650 Kapunapuna Street
Email L.Koanui@aol.com *Honolulu, HI 96819*
Phone

March 29, 2011

LATE TESTIMONY

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Jay A. Letua and I work/own GP Roadway Solutions which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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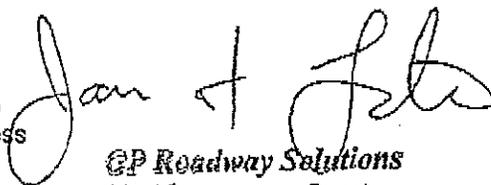
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As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name
Your address
Email
Phone



GP Roadway Solutions
688 Maunapuna Street
Honolulu, HI 96819

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 - Relating to Appraisals - Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is KUI KELLY and I work ^{GP} ~~down~~ roadway which employs 300 people on the island of OAHU

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

National Appraisal Subcommittee Executive Director James R. Park wrote that "an appraiser is defined by USPAP as one who is expected to perform valuation services." He continued to say, "USPAP states the use of other nomenclature for an appraisal, appraisal review, or appraisal consulting assignment (e.g., analysis, counseling, evaluation, study, submission, or valuation) does not exempt an appraiser from adherence to USPAP."

Requiring USPAP will bring transparency to the appraisal/arbitration process. Knowing that the procedural rules are uniform and set in advance will allow all parties to better prepare data and ask the right questions in determining value. With literally hundreds of thousands of dollars riding on the valuation of rents, I believe the licensed appraisers should be held to the highest of professional standards when participating in an appraisal/arbitration. Requiring licensed real estate appraisers to comply with USPAP in an arbitration will improve the integrity of the process allowing appraisers to better serve the public and the state.

As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name Kui Kelly
Your address 5042 B ILLINOIS AVE EWA BEACH
Email
Phone 397-0342

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 - Relating to Appraisals - Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Nolan Kay and I work/own GP Roadway which employs 300 people on the island of Oahu

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three licensed real estate appraisers perform a final and binding appraisal to set the rental value. My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name
Your address
Email
Phone



GP Roadway Solutions
660 Mapunapuna Street
Honolulu, HI 96819

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals -- Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Michael and I work down Waike which employs 100 people on the island of Oahu

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name Michael R. Rodriguez
Your address 861291 2A 50X Court Street HI 96786
Email MR02@GOL.COM
Phone 808 020 0629

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Makana Waiata and I work/own GPSS which employs 200 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name
Your address
Email
Phone


GP Roadway Solutions
808 Maguakapuna Street
Honolulu, HI 96819

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is John Holt and I work/own GP Roadway, which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three licensed real estate appraisers perform a final and binding appraisal to set the rental value. My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name
Your address
Email
Phone

John Holt
45522 Waikele Rd
Kaunohoue HI 96714

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan J. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Alpha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Michael J. [Signature] and I work for CPRS which employs 300 people on the island of Oahu

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name [Signature]
Your address 94-506 Kalia, HI
Email
Phone (808) 690-5132

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 ~ Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is SOME PUAHIA and I work/own GP ROADWAY SOLUTIONS which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three licensed real estate appraisers perform a final and binding appraisal to set the rental value. My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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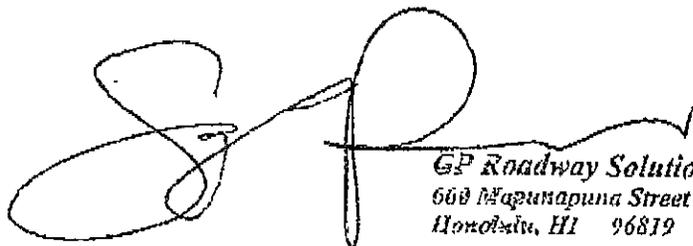
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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name
Your address
Email
Phone


GP Roadway Solutions
660 Kapunapuna Street
Honolulu, HI 96819

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Kookukela Castillo and I work/own GP Roadway Solutions which employs 300 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name
Your address
Email
Phone

Aloha Castillo
712 Spencer St.

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE
Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY
Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 - Relating to Appraisals - Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Brendan Kapana ^{G.P. Roadway} ~~of~~ work/own solutions which employs 200 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name Brendan Kapana
Your address 87-141 LAIKU ST
Email
Phone

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is FAITELE TAAGA and I work for GPPS which employs 300 people on the island of OAHU

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

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The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name FAITELE TAAGA
Your address 94246 LEOKU ST. G321 WAIKAPU HI 96797
Email wond-dcc@gmail.com
Phone 540-1976



LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is James Robinson and I work for G.P. Roadway Solutions which employs 300 people on the island of Oahu

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

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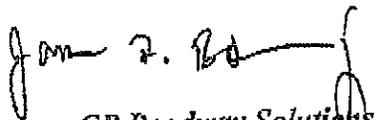
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Mahalo

Your name
Your address
Email
Phone


GP Roadway Solutions
660 Maipunapuna Street
Honolulu, HI 96819

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
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Members of the Committee

RE: Testimony in Support of SB 975, SD1, HD1 – Relating to Appraisals – Use of USPAP
Hearing: March 30, 2011, 2:00 am; Room 325

Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is Gustavo Daniel Escobar and I work/own GP Roadway Solutions which employs 300 people on the island of Oahu

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

If unable to negotiate rent terms with my lessor, my long-term ground lease contract requires a panel of three **licensed real estate appraisers perform a final and binding appraisal to set the rental value.** My lease contract specifically calls for licensed real estate appraisers, not lawyers, bankers or retired judges, to sit on the arbitration panel because appraisers have the professional skills, knowledge and experience to determine a fair market rent valuation.

National Appraisal Subcommittee Executive Director James R. Park wrote that "an appraiser is defined by USPAP as one who is expected to perform valuation services." He continued to say, "USPAP states the use of other nomenclature for an appraisal, appraisal review, or appraisal consulting assignment (e.g., analysis, counseling, evaluation, study, submission, or valuation) does not exempt an appraiser from adherence to USPAP."

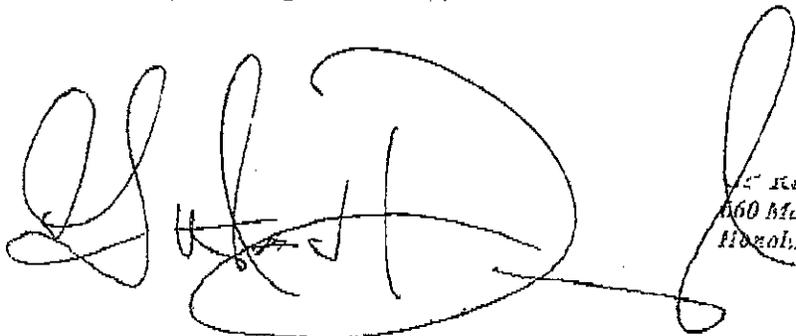
Requiring USPAP will bring transparency to the appraisal/arbitration process. Knowing that the procedural rules are uniform and set in advance will allow all parties to better prepare data and ask the right questions in determining value. With literally hundreds of thousands of dollars riding on the valuation of rents, I believe the licensed appraisers should be held to the highest of professional standards when participating in an appraisal/arbitration. Requiring licensed real estate appraisers to comply with USPAP in an arbitration will improve the integrity of the process allowing appraisers to better serve the public and the state.

As such, the Hawaii Revised Statutes should be amended to require appraisers to follow the nationally recognized ethical and professional standards covered under USPAP when providing appraisal related services through arbitration to determine value and/or rental rates of real estate.

The passage of SB 975, SD1, HD1 will provide uniformity of valuations for real estate transactions whether within or outside of an arbitration proceeding. Please support SB 975, SD1, HD1 and pass this bill.

Mahalo

Your name
Your address
Email
Phone



GP Roadway Solutions
660 Maunapuna Street
Honolulu, HI 96819

LATE TESTIMONY

March 29, 2011

COMMITTEE ON CONSUMER PROTECTION & COMMERCE

Representative Robert N. Herkes, Chair
Representative Ryan I. Yamane, Vice Chair
Members of the Committee

COMMITTEE ON JUDICIARY

Representative Gilbert S.C. Keith-Agaran, Chair
Representative Karl Rhoads, Vice Chair
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Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is DON and work/own GP Roadway Solutions which employs 600 people on the island of Oahu.

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

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Mahalo

Your name Don Medina

Your address
Email
Phone
GP Roadway Solutions
660 Mapunapuna Street
Honolulu, HI 96819

LATE TESTIMONY

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Aloha Chairs Herkes & Gilbert-Agaran, Vice-Chairs Yamane & Rhoads and Members of the Committees:

My name is TRINA BAKER and I work down GP Roadway Solutions which employs 300 people on the island of OAHU

I support passage of Senate Bill 975, SD1, HD1 which requires real estate appraisers to comply with the Uniform Standards of Professional Appraisal Practices (USPAP) when acting as an appraiser or an arbitrator in an arbitration proceeding to determine the fair market value, fair market rental or fair and reasonable rents of real estate.

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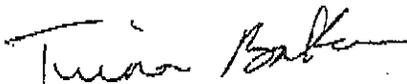
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