



**Keystone Acquisition Services, Inc.
Resume of Margaret Qualters, MAI**

Current Position/Title Within Company: Chief Appraiser

Education: Continuous Education for Current Cycle of PA
Real Estate Broker and General Appraiser Certification
American Institute of Real Estate Appraisers
Pa Realtors' Institute
University of Pittsburgh, Real Estate
Community College of Allegheny County
Temple University, BA

Professional Certifications: MAI
Certified WBE #11968
Certified General Appraiser – GA=000078-L
Licensed RE Broker –RM-419697

Professional Affiliations: Member of the Appraisal Institute
National, PA and Local Association of Realtors
Real Estate Loan Committee – URA Pittsburgh
Board of Dirs. Pittsburgh Economic and Industrial
Development Corp.

Total Professional Experience: 34 Years

Current Assignment and Location: Chief Appraiser – PennDOT District 8-0, SR0222
Section 027, Lancaster County

Chief Appraiser – PennDOT District 1-0, SR0060
Section A02, Mercer County

Summary of Right-of-Way Experience:

State Route 0222 Section 027, Lancaster County, PA. Duties include: preparation of Appraisal Waiver Option recommendations, preparation of Facts and Data Book, preparing Appraisal Problem Analyses, providing appraisal contracting services, obtaining updates and revisions to appraisal reports, coordinating the appraisal process, assuring quality of appraisal reports, participating with the application of the Assembled Economic Unit Doctrine, and input data into ROWOffice System.

State Route 0060 Section A02, Mercer County, PA. Duties include: preparation of Appraisal Waiver Option recommendations, preparation of Facts and Data Book, preparing Appraisal Problem Analyses, providing appraisal contracting services, obtaining updates and revisions to appraisal reports, coordinating the appraisal process, assuring quality of appraisal reports, participating with the application of the Assembled Economic Unit Doctrine, and input data into ROWOffice System.

State Route 2038 Section WD1, Bucks and Montgomery Counties, PA. Duties include conducting writing Appraisal Problem Analyses, providing appraisal contracting services, obtaining updates and revisions to appraisal reports, coordinating the appraisal process, and conducting preliminary reviews of fee appraisals.

Interstate 95 and PA Turnpike Bristol, PA. Duties included developing a comparable sales compendium to be utilized by the PTC's Appraisal Review Specialists or contractor, conducted plan views, began Assembled Economic Unit Doctrine implementation measures, wrote Appraisal Problem Analyses, prepared Appraisal Waiver Options, inventoried structures to determine personal property and fixed machinery and equipment, provided and providing appraisal contracting services, obtained updates and revisions, and conducted preliminary reviews of fee appraisals.

Mon-Fayette Expressway, Uniontown to Brownsville, Washington and Fayette Counties, PA. Duties included conducting plan views, wrote Appraisal Problem Analyses, prepared Appraisal Waiver Options, inventoried structures to determine personal property and fixed machinery and equipment, provided and providing appraisal contracting services, obtained updates and revisions, coordinated entire appraisal process, and conducted preliminary reviews of fee appraisals.

South Mahoning Landslide, Armstrong County, PA. Conducted preliminary market data for pending project and began writing Appraisal Problem Analyses for 13 claims.

State Route 0219, Section C10 Elk County, PA. Wrote 19 approved Appraisal Problem Analyses, worked with District Chief Appraiser to package like appraisals for bids, evaluated 6 Appraisal Waiver Options, gained experience with PENNDOT's new ROW OFFICE computer tracking system, conducted preliminary appraisal reviews, and provided assistance to staff members in developing settlement documents and offer letters for claims involving substantial damages as a result of varying fees of acquisition.

State Route 0022, Section B08 Westmoreland County, PA. Wrote 35 Appraisal Problem Analyses, prepared and updated a comparable sales compendium, packaged appraisals for contracting, solicited bids from fee appraisers, conducted bid openings, drafted PENNDOT's CPO Contract forms, prepared and provided awarded contractors with notices to proceed for assignments, conducted preliminary reviews of appraisals, recommended unit values, and provided support for approved Appraisal Waiver Options.

Additional credentials and experience available upon request