

PRESENTATION OF QUALIFICATIONS

PAUL S. BLACK & ASSOC., INC.

REAL ESTATE LITIGATION CONSULTING

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Miami, FL 33156

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- Profile:** Mr. Black is a trial experienced adjunct professor of real estate whose practice includes the calculation of economic damages stemming from construction defects, delays or water intrusion resulting in the loss of use or income. Advising counsel for both plaintiffs and defendants, Mr. Black has testified in federal and circuit court. He currently teaches real estate at Florida International University (FIU) and formerly taught at the University of Miami.
- Expert Witness Testimony:** U.S. Court of Federal Claims
Circuit Court - Miami-Dade County
Circuit Court - Broward County
Circuit Court - Martin County
Circuit Court - Brevard County
Circuit Court - Monroe County
Circuit Court - St. Lucie County
Circuit Court - Orange County
Circuit Court - Polk County
Circuit Court - Sevier County, Tennessee
Circuit Court - Charlotte County
Circuit Court - Pinellas County
Circuit Court - Palm Beach County
- Lecturer:** University of Miami, Department of Finance (1997 - 2004, 2009 - 2018)
- Adjunct Professor:** Florida International University, Department of Real Estate
Jerome Bain Real Estate Institute (2001 - present)
- Review Editor:** Dearborn Real Estate Education
- Education:** **Real Estate Institute**
New York University, New York, New York
M.B.A. Degree in Finance
Adelphi University, Garden City, New York
B.S. Degree in Finance
Long Island University, Brooklyn, New York
- Licenses:** Real Estate "Broker" - State of Florida (BK 0396124)
- Professional Affiliations:** American Real Estate Society (ARES)
- References:** References will be furnished upon request

EMPLOYMENT HISTORY

2001 – Present

Paul S. Black & Associates, Inc.
President

Provides expert witness services to the legal profession specializing in broker standard of care, calculation of economic damages due to construction delays, temporary taking, eminent domain, commission disputes and due diligence. Provides consulting services to the real estate profession including market feasibility studies, acquisition and due diligence analysis.

1998 – 2001

Berkowitz Dick Pollack & Brant, CPAs, Miami, Florida
Associate

Responsible for a variety of real estate consulting assignments including preparation of offering memorandums for Regulation D underwritings and pro formas. Assisted in raising equity funding for the purchase of real property. Performed acquisition analysis and due diligence services for the purchase of commercial properties, with additional responsibility for retail property management and residential ad valorem tax appeals. Assisted in the purchase of nine retail and industrial properties valued at \$41.0M, encompassing 1.3 million square feet.

1996 – 1998

Rachlin Cohen & Holtz, CPAs, Miami, Florida
Associate

Concentrated on business valuations and litigation support involving damage calculations, fraud investigations and due diligence reviews for real estate acquisitions.

1986 – 1996

Appraisal & Real Estate Economics Associates, Inc. (AREEA), Miami,
FL **Vice President / Senior Analyst**

Managed Real Estate Analysis Division with responsibility for completion of comprehensive market feasibility studies, including discounted cash flow and investment analysis, for all types of real estate developments. Also responsible for staff direction and development, overseeing workflow and productivity of employees, and other administrative duties. In addition, provided research, consulting services including construction damage calculations and expert witness services to the legal profession.

Worked on projects budgeted up to \$100+ million and 20,000 acres. Projects included: Viacom's Blockbuster Park (2,400-acre entertainment and sports complex); Arvida – evaluated real estate assets (Weston, Heathrow, etc.); Huntington (1,200 acre development of office and residential projects); VMS Real Estate Portfolio (multi-

million dollar portfolio of rental properties encompassing 15,000 units); Analyzed development potential of a 20,000-acre tract for the R.T.C., as part of a fraud investigation.

1983 - 1986

Laventhol & Horwath, Houston, TX

Project Director / Real Estate Advisory Services

Responsible for timely and efficient completion of real estate consulting assignments including market and financial analyses of all land uses including residential, retirement housing, office, retail, industrial and mixed-use developments. Projects included: \$250+ million resort development (encompassing one property within both the U.S. and Mexico) with residential and resort properties, and recreational facilities; joint public/ private sector effort to encourage development activity in San Antonio, Texas.

1980 – 1983

Reinhold P. Wolff Economic Research, Inc., Miami, FL

Vice President / Director of South Florida Office

Consulted with clients, prepared detailed proposals and coordinated preparation of market and marketability studies for a wide range of proposed and existing real estate developments.

PRIOR TESTIMONY OF PAUL S. BLACK

	Deposition (D)	Trial (T)	Arbitration (A)
Mar., 1988	Florida Rock Industries v. U.S.		D, T
May, 1988	Klinger v. Zaremba Florida Company		D
Feb., 1989	CK Associates v. B.F. Saul		D, T
Nov., 1989	Interdevco v. MGE		D
Feb., 1990	Bonefish Yacht Club, Ltd. II v. Barnett Bank of South Florida, N.A.		D
Oct., 1990	Bonefish Yacht Club, Ltd. v. Barnett Bank of South Florida, N.A.		D
Feb., 1991	Towers of Coral Springs v. R.L. La Roche, Inc.		A
Feb., 1996	Volkers v. State Farm		D
Dec., 1996	Mallo v. Four Winds Condominium		D
June, 1999	Section 28 v. Martin County		D, T
May, 2002	Shadek v. Monroe County		D
Dec., 2003	Olympia Title, Inc. v. Richard Deutsch and Eric Kazanjian		D
Feb., 2004	Galleon Bay Corp. v. Monroe County		D
Dec., 2005	Paul Bates, Individually et al v. Islamorada, Village of Islands		D
Nov., 2006	Florida Resort Group, Inc v. Main Gate Associates		D
May, 2007	Aynasa, Inc. vs. DJ's Fitness Stations, Inc.		D, T
May, 2008	Riverwalk Park, LLC and Pigeon Falls, LLC v. Norvell & Poe Engineers, LLC, James A. Temple, Individually, Genesis, Inc., Environmental Soil Consulting, Inc., Jeffery W. Cox, Individually and DBA Environmental Soil Consulting, Inc.		D

Sept., 2008	Tuscan Ridge, LLC vs. Orlando/Orange County Expressway Authority	T
Oct., 2008	Charleemax, LLC vs. Pablo Alvarez and Aurora Alvarez	T
March, 2009	Grandview Realty vs. Kathleen Massey, Joseph Massey, KJK Properties et al	D, T
May, 2009	Avon Park Development, LLC vs. Florida Engineering and Design, Inc.	D
Dec, 2010	Amin Baksh, Trustee of the Amin Baksh Trust et al vs. Harry E. Sells and Carolyn A. Sells et al	D, T
Oct., 2011	Breakers Seville Association, Inc. vs. Steven McAllister	D, T
Oct., 2011	Castille at Carillon, L.L.C., vs. Brochette-Davis-Drake, Inc., Cast-Crete Corporation, HKS, Inc. a/k/a HKS Architects, Inc., Florida Engineered Construction Products Corporation, Craig Parrino, Clifford J. Bushuhl and Robert G. Williams	D
Sept., 2012	CB Entertainment, LLC, vs. South Beach Ocean Parcel Ltd., South Beach Ocean Parcel, G.P., Inc., Turner Construction Company, Fullerton Diaz Architects, Inc., Steven Feller, P.E., Inc., R.C. Aluminum Industries, Inc., Continuum on South Beach, The South Beach Tower Condominium Association, Inc., Continuum on South Beach Master Association, Inc., Jonathan Nussbaum, John Lennon, Jack Franco, Kimberly Folander, and Kenneth Wernick	D
Jan., 2013	Skylake Insurance Agency, Inc. v. NMB Plaza, LLC	D
June, 2015	Claude Dorsy v. Irwin Raskin and The Irwin Raskin Trust	D, T
Oct., 2015	Fritz vs. Fritz	D
Aug., 2016	Rapid Realty, Inc. v. Mark Bratkovsky, Realty R Us, Victoria Blinster Real Estate Group, LLC f/k/a Victory Luxury Properties, LLC, Victoria Pansky a/k/a Victoria Blinster, Inna Chmorgounova and 9701 LLC d/b/a The Residences at the 9701 LLC Bal Harbour Resort	D

Oct., 2017	SRA/Lincoln Theater, LLC v. Restalia Grupo de Eurorestauracion, S.L.	D
August, 2018	Susan Chayet v. Suzan Decker Ross, Karen Nasello, And Keller Williams Realty St. Pete	D
April, 2019	Iver Invest & Trade Ltd., Inc. as successor in interest of Ocean Tower Holdings, S.A., and Ocean Tower Holdings, S.A., vs. Fortune Ocean, LLLP, Fortune Development Sales Corp., Ocean Residences GP, LLC, Fortune International Management, Inc., Fortune International Group Corp., Fortune International Equity Corp., and Edgardo DeFortuna	D
August, 2019	Laurel Lee Buescher v. Collins, Brown, Caldwell, Barkett & Garavaglia, Chartered, And Aaron V. Johnson, Esq.	D, T
Nov., 2019	Plaza Tower Realty Group, LLC v. Kleman Plaza, LLLP; 300 South Duval Associates, LLC; and Union Labor Life Insurance Company (ULLICO)	D, T
Jan, 2020	Latitude on the River Condominium Association, Inc. v. Allied Tube & Conduit Corporation; Tyco International PLC, f/k/a Tyco International, Ltd; Tyco Fire Products, LP; Lubrizol Advanced Materials, Inc., f/k/a Noveon, Inc; The Lubrizol Corporation; Viking Group, Inc; The Viking Corporation; Viking Plastics, LLC; Supply Network, Inc., a/k/a Viking Supplynet; Victaulic Company, Georg Fischel Harvel LLC; Nibco Inc; Spears Manufacturing Co; Atkore International Inc., f/k/a Tyco International Ltd. Electrical & Metal Products division; HD Supply Waterworks Group, Inc; HD Supply Waterworks, Ltd; Miami Riverfront Partners, LLC; Miami Riverfront Investments, LLC; Suffolk Construction Company, Inc.; Summers Fire Sprinklers, Inc. and Steven Feller, P.E., PL	D
Feb., 2021	Daniel Zimmerman v. B PLUS E, LLC	D

REFERENCES FOR PAUL S. BLACK

- 1) Michael Woodbury, Esq.
Woodbury, Santiago & Correoso, P.A.
9100 S. Dadeland Blvd., Suite 1702
Miami, Fla. 33156

Plaza Tower Realty Group, LLC v.
Klemen Plaza LLLP, et al

Testified at Deposition
Testified at Trial

- 2) Jason R. Block, Esq.
Rennert Vogel Mandler & Rodriguez, P.A.
100 SE 2nd Street, Suite 2900
Miami, Fla. 33131
305.577.4165

Rapid Realty, Inc. v. Mark Bratkovsky, Realty
R Us, Victoria Blinster Real Estate Group, LLC
f/k/a Victory Luxury Properties, LLC, Victoria
Pansky a/k/a Victoria Blinster, Inna Chmorgounova
and 9701 LLC, d/b/a The Residences at the 9701
LLC Bal Harbour Resort

Testified at Deposition

- 3) Carolyn S. Margolies, Esq..
The Law Offices of Carolyn S. Margolies
P.O. Box 66870
St. Pete Beach, Fla. 33736
727.247.9534

Susan Chayet v. Suzan Decker Ross, Karen
Nasello, and Keller Williams St. Pete Realty

Testified at Deposition

- 4) Jeffrey M. Partlow, Esq.
Cole, Scott & Kissane, P.A.
1900 Summit Tower Blvd., # 400
Orlando, Fla. 32810
321.972.0000

Laurel Lee Buescher v. Collins, Brown,
Caldwell, Barkett & Garavaglia, Chartered,
and Aaron V. Johnson, Esq.

Testified at Deposition
Testified at Trial