



Ronald M. Gold, ASA, MRICS



New York State Certified General Real Estate Appraiser, Lic. #:46000000713

190 Riverside Drive • New York, New York 10024

Office: 212-769-8906 • Cell: 212-662-3500

E-mail: rongold70@gmail.com Website: www.goldappraisal.com

US federal CAGE #: 6YB18 • US federal entity: GOLD, RONALD M INC

Professional Qualifications

Ronald M. Gold has been actively involved in the appraisal of New York City commercial and residential real estate since 1983. Since 1985, Mr. Gold has owned and operated his own real estate appraisal practice. In 1991, he became one of the first 300 appraisers to become Certified in New York State as a General (Commercial & Residential) Real Estate Appraiser. Assignments have ranged from the valuation of Foreign Governmental Consulates and Missions to the UN (**Canada, Cyprus, Ukraine, France, Italy, Norway, Namibia, Latvia, and The Bahamas**) to loft and garage buildings, small to mid-sized office buildings, single-family townhouses, coop/condo units and low- and hi-rise mixed-use apartment buildings in New York City.

Reports have been prepared for a variety of clients including Goldman Sachs, Pfizer, General Motors, Time-Warner, Procter & Gamble, IBM, Exxon, Mobil, CITICORP and JP Morgan Chase. Reports have also been prepared in connection with matrimonial dispute valuations, insurable value of landmark buildings, estate tax valuations and business dissolution valuation disputes for a variety of law firms, accounting firms, private investors, cooperative and condominium boards, churches of a variety of denominations, the US Federal District Court, SDNY, New York State Attorney General's Office, the New York State Supreme Court, the New York State Surrogate's Court, the FDIC, The U.S. Bankruptcy Court, the US Treasury Dept., the IRS and other governmental clients.

Ronald M. Gold has lectured over 10 times at the **CUNY Baruch College Steven Newman Institute** on “Current Events in Real Estate Development” on the graduate and undergraduate levels. He is a New York State Certified instructor for the New York State Real Estate Salespersons' and Brokers' courses. He is a qualified instructor for the Real Estate Board of New York (REBNY) and the Greater Harlem Real Estate Board (GHREB), specializing in presenting courses for NY State Real Estate Brokers' and Salespersons' licensing as well as continuing education and homebuyer education. In 1986, **Mr. Gold became an expert witness for the New York State Attorney General's Office. He has been qualified and has testified at least 35 times as an expert witness before NY State Supreme Court, NY, Westchester, Queens, Kings and Bronx Counties** on matrimonial, estate and insurance damage real property claims cases. Mr. Gold is a Licensed Real Estate Broker in the State of New York. He **organized and co-chaired the first Mock Trial** on Divorce Valuation at the ABCNY in 2007. He presented an **EXPERT WITNESS Seminar** (Live Video Recording) for the ASA in the spring of 2014. He created and presented “**THE AMAZON HQ2 Pullout and Its Effect on NYC**” for the ASA in the spring of 2019. He created and moderated “**DIVORCE VALUATION DIALOGUES – 3 Prominent Manhattan Divorce Attorneys - Matrimonial Dispute War Stories on Valuation in and out of the Courtroom over the last 25 Years**” for the ASA in the fall of 2019.

Professional Affiliations

- ASA (“Accredited Senior Appraiser” Designation, American Society of Appraisers (www.appraisers.org))
- MRICS Designation (“Member, Royal Institute of Chartered Surveyors”)
- First Vice President / Instructor - GHREB (Greater Harlem Real Estate Board) 2005-2021
- President, NYC ASA Chapter #30, 1999-2000
- Vice President, Events and Marketing, NYC ASA Chapter #30, 2022-2023
- Internal Revenue Service – Independent Contractor – Since 2013 – US FEDERAL CAGE #: 6YB18
- Founding Member, REBNY / Upper Manhattan and Bronx Commercial RE Committee (2016-2022)



Ronald M. Gold, ASA, MRICS



Academic Background

B.S. Degree, 1974, The New School University, New York, New York –

Appraisal Institute

Attended the AI Webinar “Fractional Interest Valuation” (March, 2022) (2 Hours)
Attended the AI Seminar: “7-Hour USPAP 2020-2021 Update Course” (February, 2020) - 7 Hours
Attended the AI Seminar: “Artificial Intelligence and Blockchain for Appraisers Course” (May, 2020 - 4 Hours)
Attended the AI Seminar: “Up Your Appraiser IQ! Course” (June, 2019) - 7 Hours
Attended the AI Seminar: “7-Hour USPAP 2018-19 Update Course” (February, 2019) - 7 Hours
Attended the AI Seminar: “Technology and the Real Estate Appraiser” (Sept., 2018) (5 Course Hours)
Attended the AI Seminar: “7-Hour USPAP 2018-2019 Update Course” (December, 2017) (7 Course Hours)
Attended the AI Webinar “Using Spreadsheet Programs in Real Estate Appraisals” (May, 2015) (7 Course Hours)
Attended the AI Course “Complex Litigation Appraisal Case Studies” (April, 2015) (7 Course Hours)

ASA (American Society of Appraisers)

Attended the ASA January, 2022 Diversity, Equity and Inclusion Webinar (3 hours)
Attended the ASA July, 2021 Webinar “A THRILLER! The Estate of Michael Jackson” (2 Hours)
Attended the ASA June, 2021 “Mid-June Atlantic City ZOOM Eastern Regional Conference” (7 Hours)
Attended the ASA 2020 Int’l Virtual Conference, (October, 2020 - 12 Hours)
Attended the ASA NORCAL Chapter Webinar “ABC’s of Expert Testimony” (September 2020 – 3.5 Hours)
Attended the ASA Course: “7-Hour USPAP 2020-2021 Update Course” (May, 2020 - 7 Hours)
Created and Presented “The Amazon HQ2 Pullout and Its Effect on NYC” (April, 2019) (2 Course Hours)
Created and Presented “Divorce Valuation Dialogues - War Stories of Matrimonial Disputes in and out of the Courtroom over the Last 25 Years” (November, 2019) (2 Course Hours)
Attended the 2-Hour ASA Seminar “Valuation of 20th/21st Century Photography” (February, 2019) (2 Course Hours)
Attended the 2-Hour Webinar “Defending the Appraisal Report in Litigation” (January, 2018) (2 Course Hours)
Conducted the 2-Hour Webinar “Reconciliation in Valuation Reports” (October, 2017) (2 Course Hours)
Attended the 2-Hour Webinar “Intellectual Property of the Appraisal Report (December, 2017) (2 Course Hours)
Attended the 2-Hour Webinar “Diminution of Value and Severance Damages” (May, 2015) (2 Course Hours)
Attended the ASA Int’l Conference, Boca Raton, FL (September, 2016) (20 Hours)
Created and Presented “An Expert Prepares” Seminar for the ASA NYC Chapter (May, 2014) (2 Hours)

TASA “The ABC’s of Expert Witnesses – Best Practices for Setting Up Your Expert Witness Business”

Attended the Webinar (1 hour) (March, 2020)

Columbia Society

Attended the Webinar 7-hour USPAP 2022-2023 Course (May, 2022) (7 Hours)
Attended the Webinar 7-Hour USPAP 2020-2021 Course (February, 2021) (7 Hours)
Attended the 2-Hour Webinar “Real Estate Economics and Market Trends” (November, 2021)

EMPIRE LEARNING

Attended the Approved NY State Course: “NY Recent Legal Updates and Agency Law” (June, 2021) (3 Hours, With Passed Exam)
Attended the Approved NY State Course: “Code of Ethics” (June, 2021) (3 Hours, With Passed Exam)

RICS (Royal Institute of Chartered Surveyors)

Attended the RICS 4th Annual **Regional Caribbean Conference, Montego Bay, Jamaica (Nov., 2015) (12 Hours)**
Attended the RICS 8th Annual **Regional Caribbean Conference, Bahamas, Paradise Island (Oct., 2019) (12 Hours)**

LANGDON TITLE INSURANCE CO. CONTINUING EDUCATION

“Contracts of Sale – Condominiums” (February, 2022) (2 Hours)
“Estate Sales” (February, 2022) (2 Hours)
“Marriage and Divorce – the Impact on Real Estate” (February, 2022) (2 Hours)

GVSHP (“Greenwich Village Society for Historic Preservation”)

Attended Seminar: “**The Architectural and Cultural Heritage of Greenwich Village**” –
with Zoning, Fair Housing and Agency Law (May, 2021) (22.5 Hours)



Ronald M. Gold, ASA, MRICS



SELECTED Corporate and Governmental CLIENT LIST

Surrogates Court – Queens County
NY State Supreme Court –
New York County, Kings County, Bronx County, Nassau County, Suffolk County
State of New York (Attorney General's Office)
AT&T
Bank of America
Barclays PLC
Celanese Corp.
City of New York (ACS) (HPD)
Citigroup
Columbia Pictures
D.E. Shaw & Co.
Dun + Bradstreet
Eli Lilly & Co.
ExxonMobil
General Motors
General Electric
Goldman Sachs
Government of the Bahamas Commonwealth
Government of Canada / Government of Colombia / Government of Cyprus
Government of France / Government of Italy / Government of Latvia
Government of Namibia / Government of Norway / Government of Ukraine
IBM
Internal Revenue Service (IRS)
JP Morgan Chase
Kraft General Foods
Lehman Brothers
MacDonald's Corp.
NY STATE SUPREME COURT
Natexis Banque/BFCE
Philip Morris
Pfizer International
Prudential Relocation Management
Procter & Gamble
Toronto Dominion Bank
U.S. Bankruptcy Court
U.S. Veterans Administration
U.S. Federal District Court, SDNY
Walt Disney Corp.
Young & Rubicam

UNIQUE ID NUMBER
46000000713

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 1544303

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE
MO. DAY YR.
10 22 21

GOLD RONALD M
C/O RONALD M. GOLD INC
190 RIVERSIDE DRIVE
NEW YORK, NY 10024

EXPIRATION DATE
MO. DAY YR.
10 21 23

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

State of New York
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 1813304
21054-16

UNIQUE ID NUMBER
35000456058

Be it known that, pursuant to the provisions of
Article 12A of the Real Property Law

GOLD RONALD M
190 RIVERSIDE DR
NEW YORK NY 10024

EFFECTIVE DATE
MO. DAY YR.
07 01 2021

EXPIRATION DATE
MO. DAY YR.
06 30 2023

HAS BEEN DULY LICENSED TO TRANSACT
BUSINESS AS A REAL ESTATE BROKER

In Witness Whereof, The Department of State has caused
its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS-104 (Rev. 4/03)



**NEW YORK STATE
Unified Court System**

OFFICE OF COURT ADMINISTRATION
APPOINTMENT PROCESSING UNIT

UCS-870 APPLICATION RECEIPT

11/11/2021

Application ID: 9281835

Personal Information:

Name: GOLD, RONALD MARC

Fiduciary ID Number (FID #): 452169

Eligibility Period: 11/11/2021 to 01/10/2024

This will acknowledge receipt of your Application for Appointment (UCS-870) pursuant to Part 36 of the Rules of the Chief Judge. You now appear on the list(s) of individuals eligible to receive appointments.

- Your **FIDUCIARY ID NUMBER (FID # 452169)** will be utilized to track appointments you may receive pursuant to Part 36.
- Your eligibility period is listed above. You will be required to re-register every two years. You will receive an email notifying you to re-register by signing into your Fiduciary Online account 60 days before the end of your eligibility period.
- If you applied for a category that is not on your receipt, please contact us.

NOTE: If you applied for approval to serve in either the Attorney for the Child or Court Examiner category, we will seek verification from the appropriate Appellate Division that you have been certified by them to serve for those appointments. Consequently, this receipt may acknowledge your eligibility to serve in other Part 36 categories prior to being approved to serve as an Attorney for the Child or Court Examiner.

Your application lists your addresses as follows:

BUSINESS INFORMATION:

Address: RONALD M. GOLD, INC.
190 Riverside Dr
New York, NY 10024-1008

Phone: 212-662-3500

Email: rongold70@gmail.com

CONTACT INFORMATION: *(to which all correspondences are sent)*

Address: RONALD M. GOLD, INC.
190 Riverside Dr
New York, NY 10024-1008

Phone: 212-662-3500

Email: rongold70@gmail.com

COUNTIES IN WHICH YOU ARE AVAILABLE FOR APPOINTMENT:

Bronx	Kings	Nassau	New York
Queens	Suffolk	Westchester	

CATEGORIES IN WHICH YOU ARE ELIGIBLE TO SERVE:

Real Estate Broker

Appraiser



Ronald M. Gold, ASA, MRICS



**A Listing of select cases to date, where RONALD M. GOLD has been qualified as an EXPERT in legal actions with Expert Testimony given, or where appraisal reports and/or Affidavits were prepared and filed for the following actions, 2009 through 2018:
(NOTE: 2018 through June, 2022 can be found on the following page)**

**Debbie McMurtrey and Christopher McMurtrey v.
Scott Charles Eisenberg, Vanderbilt Appraisal Company, LLC
Michael Vargas, and Lisa Blair- NY STATE SUPREME COURT
Index #: 150214/2009**

**Casa de Meadows, Inc. v. Zaman et al - NY STATE SUPREME COURT
Index #: 601685/2007**

**Estate of Sam Podolak v. Ivy Mindek Podolak – NY STATE SUPREME COURT
Index #: 2010-3731-I**

**Arcamone-Makinano v. Britton Prop., Inc. - NY STATE SUPREME COURT
Index #: 32984/09**

**Baker V. 40 East 80th Street Corp. and Penmark Realty Corp. – NY STATE SUPREME COURT
Index #: 603683/03**

**DeVictoria V. DeVictoria – NY STATE SUPREME COURT
Index #: 202261/2018**

**In the Matter of Barbara Stanley, An Incapacitated Person – NY State Supreme Court – NY County
Index #: 500086/2018**

**Liberty Square Realty Corp. V. Boricua Village housing Development Fund, Inc. et al –
US FEDERAL DISTRICT COURT, SOUTHERN DISTRICT, NEW YORK , SDNY
Index #: CV-01395**

**Avra Akagi Scher v. Turin HDFC et al.
US FEDERAL DISTRICT COURT, SOUTHERN DISTRICT, NEW YORK, SDNY
Docket #: 19-CV-02089 (KPW) (OTW)**

**David Driscoll V. 1049 Park Avenue Apartments Corporation - NY STATE SUPREME COURT
Index #: 651746/2017**

**Ganci v. Redhead, NY STATE SUPREME COURT
Index #: 156560/2016**

**A Listing of select cases to date (June, 2022) where
RONALD M. GOLD has been qualified as an EXPERT
in legal actions with Expert Testimony given, or where appraisal reports and/or Affidavits
were prepared and filed for the following actions (2018 through June, 2022)**

CONTINUED FROM THE PREVIOUS PAGE

**In the Matter of Susan Dixon, An Incapacitated Person – NY State Supreme Court – Kings County
Index #: 503468/2021**

**Shah V. Shah – NY State Supreme Court – NY County
Index #: 300430/2017**

**Hobbick V. Zegans – NY State Supreme Court – Kings County
Index #: 159172/2017**

**Pantelides v. Pantelides – NY State Supreme Court – Nassau County
Index #: 800751/2020**

**Englese v. Sladkus – NY State Supreme Court – New York County
Index #: 101006/2015**

**78 St. Marks Place, LLC, Debtor – US Bankruptcy Court / Southern District of New York
Chapter 11
Case #: 21-121139 - mg**



APRIL 16, 2019

Impact of Amazon's Pullout from Long Island City HQ2 on New York City

- Connelly's Pub at 14 East 47th Street, New York, NY 10017
- Tuesday, April 16, 2019
- 6:00pm to 8:00pm

Join us on Tuesday, April 16th at Connolly's from 6pm to 8pm as valuation expert

Ronald M. Gold, ASA MRICS will present an analysis of the Amazon HQ2 Pullout in Long Island City.

Presentation Topics

- Introduction and description of the NYC regional area and vehicular and MTA subway access to and from Long Island City and Manhattan
- Description of Long Island City
- Introduction to and the announcement of the the Amazon HQ2 Long Island City choice (November, 2018)
- The projected benefits of the Amazon LI City HQ2 on Long Island City (December, 2018)
- The NYC local political opposition to the Amazon HQ2 deal (November and December, 2018)
- The Bezos divorce (January, 2019)
- The February, 2019 announcement of the Amazon HQ2 pullout in Long Island City
- The aftermath of the pullout and its effect on New York City (February and March, 2019)

About the Presenter

Ronald M. Gold, ASA, MRICS is a NY State Certified General Real Estate Appraiser. He has been appraising NY City residential and commercial real property since 1985. Mr. Gold is a Certified expert witness in valuation with the NY State Supreme Court. He is a certified CAGE US Government Appraiser with the US Treasury Dept., Internal Revenue Service. Mr. Gold has been a member of ASA NYC Chapter #30 since 1989.



New York City Chapter

Join us Tuesday, November 19th, for an evening of knowledge and networking!

Join us for a panel discussion with

William C. Herman, Esq., Barry R. Abbott, Esq., and Jacqueline Newman, Esq.

Moderated by Ronald M. Gold

NOTE: Make sure to get your tickets early and take advantage of our \$10 early bird discount.

When

Tuesday, November 19, 2019
6:00 - 8:00 PM EST

Where

Connolly's Pub
14 East 47th Street
New York, NY 10017

Join us on November 19th at Connolly's from 6pm to 8pm for "Divorce Valuation Dialogues; War Stories of Matrimonial Dispute Valuations in and out of the Courtroom over the last 25 years". We will host a panel discussion with attorneys William C. Herman, Esq., Barry R. Abbott, Esq., and Jacqueline Newman, Esq., which will be moderated by Ronald M. Gold.

Register Today

Cost

ASA Members - \$40
Non-Members - \$50
(Less \$10 discount for tickets
purchased prior to May 21, 2019)

Visit website

ASANY.COM

About the Moderator:

Ronald M. Gold, ASA has been a commercial and residential real appraiser in New York City since 1985. He is an Expert Witness in Real Estate Valuation for the NY State Supreme Court. He is an accredited appraiser for the IRS, the US Bankruptcy Court and the US Tax Court. He has given expert testimony in a variety of matrimonial disputes, insurance damage claims, trusts and estates. He is a Past President and Vice President of the ASA NYC Chapter.

Register Today

Cost

ASA Members - \$40

Non-Members - \$50

(Less \$10 discount for tickets
purchased prior to May 21, 2019)

Visit website

ASANY.COM

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About the Panelists:

William C. Herman is a New York attorney focused on family law issues. Mr. Herman is a graduate of Columbia Law School and received a Super Lawyers Designation from 2006-2019 based on his professional achievements and peer recognition.

Barry R. Abbott is a New York attorney providing legal representation for a variety of different issues. Mr. Abbott is a graduate of Villanova University Law School and received a Super Lawyers Designation from 2015-2019.

Jacqueline Newman is a New York attorney specializing in complex high net worth matrimonial cases and also in negotiating prenuptial agreements. Ms. Newman is also honored to be selected for inclusion in Thompson Reuters New York-Metro Super Lawyers Top 50 Women Attorneys since 2013 and was included in editions of *New York City's Best Lawyers since 2016*.

Admission includes 2 hours of open bar, dinner, dessert, and great networking opportunities.

We look forward to seeing you there!

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You are receiving this email because you expressed interest in the New York City Chapter of the American Society of Appraisers.

RONALD M. GOLD, INC. – US FEDERAL CAGE #: 6YB18

**SAM ACTIVE REGISTRATION –
November 1, 2021 THROUGH November 1, 2022**

***SAM = “SYSTEM for AWARD MANGEMENT”
(GSA = General Services Administration, US Federal Agency)
SAM System for Award Management***



GOLD, RONALD M INC

ALERT! This entity is only available FOR OFFICIAL USE ONLY.

DUNS Unique Entity ID 186514931	SAM Unique Entity ID DZBSNV9T3DM7	CAGE / NCAGE 6YB18
Purpose of Registration All Awards	Registration Status Active	Expiration Date Nov 1, 2022
Physical Address 190 Riverside DR STE 2C New York, New York 10024-1008 United States	Mailing Address 190 Riverside DR STE 2C New York, New York 10024-1008 United States	

Business Information

Doing Business as (blank)	Division Name Ronald M. Gold, Inc.	Division Number (blank)
Congressional District New York 10	State / Country of Incorporation New York / United States	URL www.goldappraisal.com
MPIN *****n70z		

Registration Dates

Activation Date Nov 3, 2021	Submission Date Nov 1, 2021	Initial Registration Date Jul 26, 2013
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Check registration status by typing in a CAGE Code.

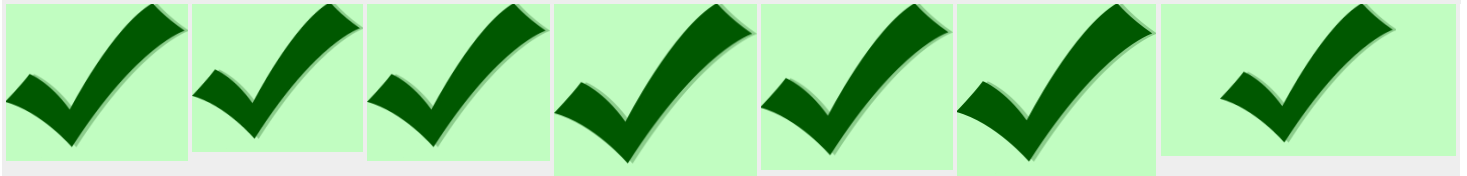
CAGE Code

6YB18

Gold, Ronald M Inc

Status: Active

Your registration was activated on Nov 01, 2021. It expires on Nov 01, 2022 which is one year after you submitted it for processing.



Core Data

Assertions

Reps & Certs

POCs

Submit

Processing

Active

Completed

Completed

Completed

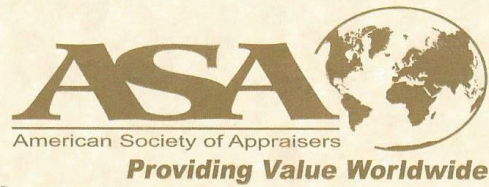
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Completed





The American Society of Appraisers

Attests that

Ronald M. Gold

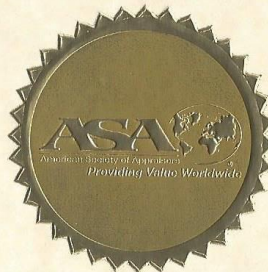
Accredited Senior Appraiser

has successfully participated in the

Society's mandatory Reaccreditation Program

and has complied with its continuing education requirements, as set forth in the organization's Constitution, Bylaws and Administrative Rules. Therefore, formal reaccreditation has been granted by the International Board of Governors and will remain valid through

April 27, 2024



Chief Executive Officer (Interim)

Sr. Manager of Accreditation
and Reaccreditation Services