

Patrick J. Wellspeak, MAI
Wellspeak Dugas & Kane, LLC
55 Realty Drive
Cheshire, Connecticut 06410
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BUSINESS EXPERIENCE

Wellspeak Dugas & Kane, LLC 06/95 to Present
Cheshire, Connecticut
Managing Member

Responsible for managing a team of commercial appraisers in the valuation of individual and portfolio assets ranging in value from \$1,000,000 to over \$100,000,000. Also personally responsible for performing appraisals and consulting assignments on a variety of asset types including corporate headquarters, multi-family developments, multi-tenant office, retail and industrial properties, special purpose assets and environmentally impaired properties. Representative clients include regional and national law firms, financial institutions and insurance companies, Fortune 500 companies, family trusts and state and local governments.

Edward F. Heberger Associates, Inc. 02/86 to 06/95
Southport, Connecticut
Partner

Responsible for managing a satellite office for a regional appraisal firm with a specialization in the Fairfield County, Connecticut submarket. Property types valued included all major asset classes including office, retail, multi-family residential and industrial. Representative clients include regional and national law firms, financial institutions and insurance companies, Fortune 500 companies, family trusts and state and local governments.

EDUCATION

University of Bridgeport 09/87 to 05/90
Bridgeport, Connecticut
Master of Business Administration in Marketing
Magna Cum Laude

University of Connecticut 09/81 to 05/85
Storrs, Connecticut
Bachelor of Science in Finance
Magna Cum Laude

PROFESSIONAL DESIGNATIONS & AFFILIATIONS

MAI Member 9219 01/92 to Present

University of Connecticut Real Estate Center Council 08/02 to Present
Executive Committee Council Member

CERTIFICATION

State of Connecticut Certified General Real Estate Appraiser 05/94 to Present
License No. RCG.0000618

COURT TESTIMONY

Qualified as an expert witness in State and Federal Courts in Connecticut & Florida
Served as an expert witness before the American Arbitration Association

REPRESENTATIVE CASES

Public Storage, Inc. v. Commissioner of Transportation (Docket No. CV-00-0442747 S)

Tilcon, Inc. v. City of Bristol (Docket No. CV-03-0827148 S)

City of Shelton v. Wiacek Farms, LLC, et. al. (Docket No. CV-05-4001956 S)

KVL Corporation v. Holson Company, et. al. (Docket No. 5:91-CV-0059-AWT)

REPRESENTATIVE LECTURES & COURSES PRESENTED

Property Tax Appeal Seminar for Connecticut Bar Association 10/96
North Haven, Connecticut

Connecticut Commercial R.E. Conference for University of Connecticut 11/99-11/11
Farmington, Connecticut

White Elephant Properties Seminar for American Property Tax Counsel 10/02
Scottsdale, Arizona

Property Tax Seminar for American Bar Association 03/04
New Orleans, Louisiana

Property Valuation Symposium for Pullman & Comley, LLC 10/07
Hartford, Connecticut

AWARDS

University of Connecticut Center for Real Estate and Urban Economic Studies 05/08
Distinguished Alumni of the Year