



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

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. 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, low-rise and hi-rise mixed-use apartment buildings in New York City.

Mr. Gold is currently (March through December, 2025) on a TEAM OF VALUATION AND ENGINEERING AND COST ESTIMATING EXPERTS defending the MTA (Metropolitan Transit Authority) in NY State Supreme Court. Over the last 30 years (1995 to 2025) 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 / GHREB (Greater Harlem Real Estate Board) 2009-2024
- President, NYC ASA Chapter #30, 1999-2000
- First Vice President, NYC ASA Chapter #30, 2017-2018
- ASA NYC Chapter #30, Vice President: Meetings and Events: 2022-2024
- Internal Revenue Service – Independent Contractor – Since 2013 – US FEDERAL CAGE #: 6YB18
- Founding Member, REBNY / Upper Manhattan and Bronx Commercial RE Committee (2016-2025)



Ronald M. Gold, ASA, MRICS



Academic Background

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

Appraisal Institute

Attended the AI Seminar: “Artificial Intelligence/AI for the Real Estate Appraiser” (December, 2025 – 2 Hours)
Attended the AI Seminar: “That Was Then, This is Now” (September, 2023 – 5 Hours)
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

ASA (American Society of Appraisers)

Attended the ASA Course: “7-Hour USPAP 2026-2027 Update Course” (March, 2026 – 7 Hours)
Attended the ASA Course: “7-Hour USPAP 2023-24 Update Course” (January, 2025 – 7 Hours)
Attended the ASA Course: “7-Hour USPAP 2023-24 Update Course” (January, 2024 – 7 Hours)
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 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 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” (May, 2025) (3 Hours, With Passed Exam)
Attended the Approved NY State Course: “Code of Ethics” (May, 2025) (3 Hours, With Passed Exam)

RICS (Royal Institute of Chartered Surveyors)

Attended the RICS 11th Annual **Regional Caribbean Conference, Montego Bay, Jamaica (Nov., 2024) (12 Hours)**
Attended the RICS 10th Annual **Regional Caribbean Conference, Barbados (Nov., 2023) (12 Hours)**
Attended the RICS 8th Annual **Regional Caribbean Conference, Bahamas, Paradise Island (Oct., 2019) (12 Hours)**

LANGDON TITLE INSURANCE CO. CONTINUING EDUCATION

“Fair Housing” (March, 2024) (3.5 Hours) / “Ethical Business Practices” (May, 2024) (2.5 Hours)
“Agency” (May, 2024) (2 Hours) / “1031 Like-Kind Exchanges” (March, 2024) (2 Hours)
“Townhouse Due Diligence” (March, 2024) (2 Hours)

GVSHIP (“Greenwich Village Society for Historic Preservation”)

Attended Seminar: “**The Architectural and Cultural Heritage of Greenwich Village**” –
with Zoning, Fair Housing and Agency Law (May, 2023) (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)
U.S. Bankruptcy Court / SDNY
AT&T
Bank of America
Barclays PLC
Celanese Corp.
City of New York (ACS) (HPD) / Dept. of Law (Corp. Counsel's Office)
Con Edison
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
METROPOLITAN TRANSPORTATION AUTHORITY (MTA) (NY STATE)
NY STATE SUPREME COURT
Natexis Banque/BFCE
Philip Morris
Pfizer International
Prudential Relocation Management
Procter & Gamble
Toronto Dominion Bank
U.S. Veterans Administration
U.S. Federal District Court, SDNY
US BANKRUPTCY 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. 1559919

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 26

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

EXPIRATION DATE
MO. DAY YR.
10 21 27

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.

WALTER T. MOSLEY
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

State of New York
Department of State

DIVISION OF LICENSING SERVICES

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

FOR OFFICE USE ONLY
Control
No. 2334038
25172-17

EFFECTIVE DATE
MO. DAY YR.
07 01 2025

EXPIRATION DATE
MO. DAY YR.
06 30 2027

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.

WALTER T. MOSLEY
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

09/29/2025

Application ID: 9296183

Personal Information:

Name: GOLD, RONALD MARC

Fiduciary ID Number (FID #): 452169

Eligibility Period: 09/29/2025 to 11/28/2027

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
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Please review the above information for accuracy. Refer to the following instructions on how to make changes to your application:

Business or Contact Information Changes - You can update and make changes to your business and contact information at any time using Fiduciary Online. After signing into Fiduciary Online, click on the Personal Information link under the Manage section found on the left navigation menu.

County or Category of Appointment Changes - You can amend your categories and/or counties of appointment at any time using Fiduciary Online. After signing into Fiduciary Online, click on the Amendment link under the Forms section found on the left navigation menu.

GOOGLE GEMINI and CHAT GPT AND CLAUDE AI (Artificial Intelligence) SEARCHES FOR EXPERT WITNESSES: MARCH, 2026

In the New York metro area, litigation-focused business appraisers are typically senior partners at specialized forensic accounting firms or boutique valuation consultancies. They often hold a combination of credentials such as **ASA** (Accredited Senior Appraiser), **ABV** (Accredited in Business Valuation), and **CVA** (Certified Valuation Analyst).

The following firms and experts are highly regarded for their ability to provide "court-ready" valuations and expert witness testimony in federal and state courts:

Prominent Individual Experts

- **Donald May, Ph.D. (DMA Economics):** A former professor at MIT and Managing Director at PwC, Dr. May is considered a "world-class" expert in economic damages and business valuation. He has testified in high-stakes cases across federal and state courts.
- **Ronald M. Gold (Gold Appraisals):** While primarily a real estate expert, he is a leading authority on the valuation of complex assets in matrimonial and estate litigation, often teaching other appraisers on how to prepare for trial.
- **William Murray (MPI - Connecticut Office):** A CPA/ABV and ASA, Murray is a key figure for litigation support in the northern NYC suburbs and Connecticut, specializing in family-owned business disputes.

What to Look for in an Expert

When selecting a business appraiser for litigation in New York, ensure they possess these specific qualifications:

1. **Testifying Experience:** Ask for a "Rule 26" list of cases where they have provided testimony in the last four years.
2. **Daubert/Frye Reliability:** Ensure their methodology (Income, Market, or Asset-based) has a history of being accepted in NY courts to avoid the expert being disqualified.
3. **Forensic Credentials:** For disputes involving potential hidden assets or fraud, look for the **CFF** (Certified in Financial Forensics) or **CFE** (Certified Fraud Examiner) designations.

DIVISION OF LICENSING SERVICES

STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
P.O. BOX 22001
ALBANY, NY 12201-2001
TELEPHONE: (518) 474-4429
FAX: (518) 473-6648
WWW.DOS.NY.GOV

KATHY HOCHUL
GOVERNOR

WALTER T. MOSLEY
SECRETARY OF STATE

September 11, 2025

RONALD M GOLD
190 RIVERSIDE DRIVE
NEW YORK, NY 10024

Real Estate Instructor Approval

The Department of State, Bureau of Educational Standards is in receipt of your application for Real Estate Instructor.

Pursuant to Sections 176 and 177 of the Real Estate Course Rules and Regulations established by the New York State, Department of State, RONALD M GOLD has qualified to instruct real estate qualifying and continuing education courses.

Bureau of Educational Standards

Division of Licensing Services
New York State Department of State



Department
of State



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/05/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER TitlePac, Inc. 3121 Quail Springs Parkway Suite 210 Oklahoma City OK 73134		CONTACT NAME: Defrep PHONE (A/C, No, Ext): (800) 331-9759 FAX (A/C, No): (918) 683-6842 E-MAIL ADDRESS:
INSURED Ronald M Gold Inc 190 Riverside Dr New York NY 10024		INSURER(S) AFFORDING COVERAGE INSURER A: Great American Insurance Comp INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: RAP4117942-25

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPI OF AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A						PER STATUTE ☐ OTHER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability Claims Made Policy			RAP4117942-25	11/05/2025	11/05/2026	Limit: \$1M/\$2M Ded: \$0.00 Retro: 11/05/2016

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

EVIDENCE OF INSURANCE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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 December, 2025 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**



Ronald M. Gold, ASA, MRICS



**A Listing of select cases, through December, 2025 . . . 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
(2018 through December, 2025 – in Chronological Order)**

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**

**Waterworks Operating Company, LLC v.
514 West 24th Owner, LLC, et al. – NY State Supreme Court – New York County
Index #: 654947/2020**

**Dabrowska v. 627 Leonard LLC – NY State Supreme Court – Kings County
Index #: 520557/2020**

**Spanish Christian Church v. City of New York and Consolidated Edison and Hallem Construction Co. –
NY State Supreme Court – New York County
Index #'s: #155791/2015 and #152387/2017**

**1591 Second Avenue, LLC et al v. MTA (Metropolitan Transit Authority) –
NY State Supreme Court – New York County
Index #: 161549/2015**

**3502 Partners, LLC et al v. MTA (Metropolitan Transit Authority) –
NY State Supreme Court – New York County
Index #: 159700/21**

SAM.GOV – EXPIRATION MARCH 9, 2027

“SYSTEM FOR AWARD MANAGEMENT, US FEDERAL GOVERNMENT”

(All Agencies)

ENTITY: RONALD M. GOLD, INC.

CAGE #: 6YB18

UNIQUE ENTITY ID #: DZBSNV9T3DM7



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RONALD M. GOLD, INC. Active Registration

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Registration Actions Menu**

Unique Entity ID:
DZBSNV9T3DM7

Doing Business As:
(blank)

Expiration Date
Mar 09, 2027

CAGE/NCAGE:
6YB18

Physical Address:
**190 RIVERSIDE DR
NEW YORK, NY 10024-1008
USA**

Purpose of Registration:
All Awards



Thursday, November 16, 2023

***10 Things to Learn from Your Colleagues' Legal Misfortunes
[VIRTUAL]***

Join us on November 16th for an interview of Peter Christensen, Esq.

Date and time

Thursday, November 16, 2023 · 12 - 1pm EST

About this event

- 1 hour
- Mobile eTicket

Join us for an interview of Peter Christensen, Esq. where we will discuss 10 things to learn from your colleagues' legal misfortunes. While tickets are free for ASA Members, please sign up with your email address for continuing education ("CE") credit.

Discussion will include:

- Why did an appraiser have to produce over 1,000 workfiles to the federal government?
- What exactly is happening with appraisal discrimination? How many cases? What are the results? What's next?
- Can the other side in a case sue you for your expert witness testimony?
- Is a cap on your liability enforceable?
- What were the two most important sentences in the biggest appraiser liability case ever?

Speaker Bio:

Peter Christensen is an attorney. His law practice is focused exclusively on valuation services. He's worked on hundreds of appraisal liability and regulatory matters for appraisal firms and financial institutions. Peter is the author of *Risk Management for Real Estate Appraisers*, published by the Appraisal Institute in 2019. In January 2022, he was a co-author of the National Fair Housing Alliance's report *Identifying Bias and Barriers, Promoting Equity: An Analysis of the USPAP Standards and Appraiser Qualifications Criteria*, commissioned by the Appraisal Subcommittee. Peter is based in Bozeman, Montana, where he is a member of the Montana Board of Real Estate Appraisers as a public representative.



New York City Chapter

About the Interviewers:

Ronald M. Gold, ASA

Mr. Gold 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.

Charles T. Rosoff, ASA, MRICS

Mr. Rosoff is the president of Appraisal Services Associates, a firm of appraisers that provide forensic valuations of Fine Art, Antiques, Decorative Arts, Residential and Office contents. He has been appraising since 1984, is an Accredited Senior Appraiser designated by the American Society of Appraisers (ASA), and is a Member of the Royal Institute of Chartered Surveyors. Mr. Rosoff currently serves as the Chair of the Personal Property Resource Panel of the Appraisal Foundation and is a member of the Westport CT Arts Advisory Council.



New York City Chapter

OCTOBER 18, 2022

Introduction TO BANKRUPTCY COURT

Organized and Conducted Interview
by RONALD M. GOLD, ASA
With Andrew Gottesman, Esq., Bankruptcy Attorney



ASA Chapter Event Request Form SEMINARS & COURSES

Submit the completed form and all attachments to reaccreditation@appraisers.org and cc chapterinfo@appraisers.org **Note:** To effectively promote your event, please complete and submit this form in its entirety at least four (4) months prior to the event. If your chapter is hosting a USPAP course, please complete the USPAP class request form.

Incomplete forms will not be processed.

Fields in **BOLD are required.

STEP 1: GENERAL INFORMATION

(Select One) ☒ Seminar ☐ ASA or ASA POV Course* ☒ Meeting
Name of the Event/Course Presentation by Andrew R. Gottesman, Esq.
Chapter Hosting Event/Course New York City
Event Start Date 10/18/2022 Event End Date 10/18/2022 Event Time(s) 6-8pm
Event/Course Contact
Name Ronald M. Gold, ASA, MRICS Company Ronald M. Gold, ASA, MRICS
E-mail rongold70@gmail.com Phone Cell: (212) 662-3500
Event/Course Location
Location Name Connolly's Pub
Street Address 14 East 47th Street
City New York State NY Zip 10017
Website N/A

Short Event/Course Description (1-3 Sentences)

Presentation by Andrew R. Gottesman, Esq., who is a partner at Mintz & Gold LLP and heads the firm's Bankruptcy and Restructuring practice, Presentation followed by a Q&A session, Presentation and Q&A moderated by Ronald M. Gold, ASA, MRICS. Andrew's focus is on advising clients in chapter 11 cases, out-of-court workouts, distressed lending and trading transactions, distressed asset purchases and sales, and complex individual bankruptcy cases.

Andrew has represented debtors, secured lenders, unsecured lenders, asset purchasers, asset sellers and equity holders and has been in-house counsel at JP Morgan Chase. He is uniquely familiar with the business side of trade claims and distressed debt trading from his experience at the claims trading desk for SecondMarket, Inc.

*A signed license agreement is required for any ASA-owned course offered by an ASA chapter

STEP 2: REGISTRATION DETAILS FOR MARKETING



This Diploma

certifies that

Ronald M. Gold

on the 28th day of November 2008

was elected a Professional Member of

**THE ROYAL INSTITUTION
OF CHARTERED SURVEYORS**

President

Peter Goodman

Register No.

1279926

This Diploma is held from year to year subject to the provisions of the Bye-Laws of the Institution.





presents this
certificate of appreciation
to

Ronald Gold, ASA

New York Chapter Vice President

7/1/2022-6/30/2023

*whose dedication and tireless efforts on behalf of the Society
have greatly contributed to its recognition as a multidiscipline
appraisal organization and have served to enlighten and
elevate the public's awareness of the appraisal profession.*

*Signed, Sealed and Attested
June 30, 2023*

Johnnie White

*Johnnie White, MBA, CFE, CMP
Chief Executive Officer*



Richard Berkemeier

*Richard Berkemeier, ASA, ARM
International President*



The Society's Board of Examiners

Attests that

Ronald M. Gold

**Accredited Senior Appraiser
Real Property**

has successfully participated in ASA'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 30, 2029

Signed, Sealed and Attested

February 27, 2024

Bonny F. Rogers

Chief Executive Officer



Sarah E. Sebastian

Director of Credentialing Services



The Society's Board of Examiners Certifies that on April 27, 1989

Ronald M. Gold

Is hereby awarded the designation

Accredited Senior Appraiser

Real Property

Residential

and is entitled to use the designation in accordance with
the Society's bylaws and administration rules.

Garrett Schwartz, ASA
International President



William M. Engel, FASA
International Secretary/Treasurer



The Society's Board of Examiners Certifies that on May 21, 1993

Ronald M. Gold

Is hereby awarded the designation

Accredited Senior Appraiser

Real Property

Real Property (All Property Types)

and is entitled to use the designation in accordance with
the Society's bylaws and administration rules.

Garrett Schwartz, ASA
International President



William M. Engel, FASA
International Secretary/Treasurer