

Banco Popolare S.p.A.

Bank-group official appraiser for more than 540 real estate appraisals.

2007- 2014

Activity of evaluation hold in different Italian provinces: Lodi, Piacenza, Pavia and Cremona

I supervised as bank official appraiser the following projects:

- residential and commercial buildings/complexes
- industrial complexes: factories, warehouses, building sites
- residential and industrial subdivisions, **residential and building lands**
- agritourisms, hotels, restaurants, **meeting centers**, sport centers, farms
- supermarkets, **store centers**
- **biogas and solar power stations**
- **city historical palaces**
- **typical old houses on the hills**

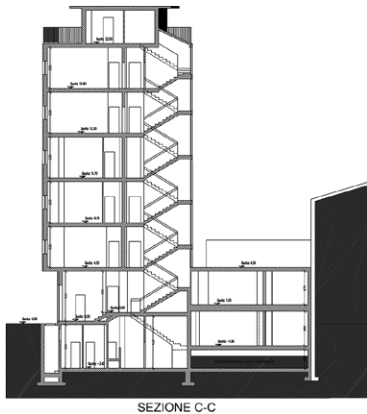
Here are some examples of projects that I had to implement during my work as appraiser. My task was to periodically control the compliance of the official documentation to the project approved by the administration with the local rules and with the works in the building site and also to control that the building supplies used during the works were faithful to the signed agreements.

I had the opportunity to see with my eyes the installation and use of new construction technologies, and get informations on all new and old materials used in almost all the hundred building sites where I was working.

JUL. 2012 - FEB. 2014

This palace, built in Voghera (PV), was one of the Lombardy Region Government head office, designed by Gio Ponti in 1957. It has been an important model for the most important skyscraper of the architect: the Milan Pirelli skyscraper. For this reason this palace was famously named “Pirellino”.

Now it's totally refurbished and transformed in a 7 floors palace (two underground floors) for 19 apartments and private offices, with 26 garages. The refurbishment include the technological innovation of energy equipments: underfloor heating, solar panels.









JUL. 2008 - NOV. 2010

Industrial complex with shed and attached  
body of three floors for offices,  
in Monticelli d'Ongina (PC).

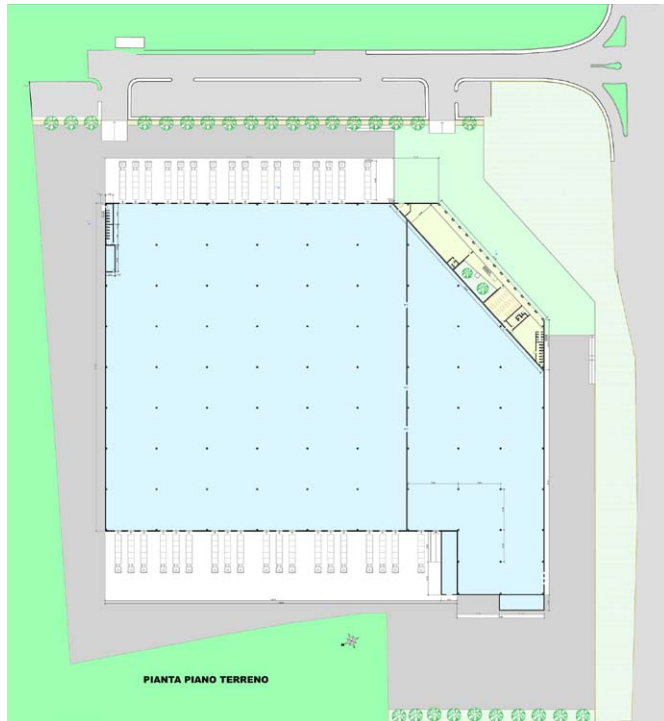
total area 42,541.00 sqm

offices 2,275.00 sqm

shed 20,730.00 sqm

external area 20,812.00 sqm

15 Kw fotovoltaic system.









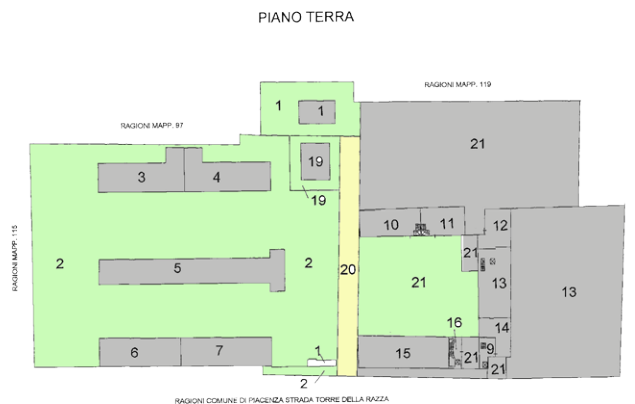
FEB. 2010 - MAR. 2012

Old farm complex consists of the main house and barns and stables side, named “I Gobbi” now restored and used as office space with common areas, gardens, car parks, footpaths. in Piacenza (PC).

Two offices of West side, has two floors and has a total surface of 535 sqm, on East side two offices, one at ground and one on first floor, total surface 355 sqm.

In the central body, where was the manor house, arranged over three floors, are four offices, a bar and a small church has the total surface of 990 sqm.

5150 sqm of external area and 7100 sqm of rural area.





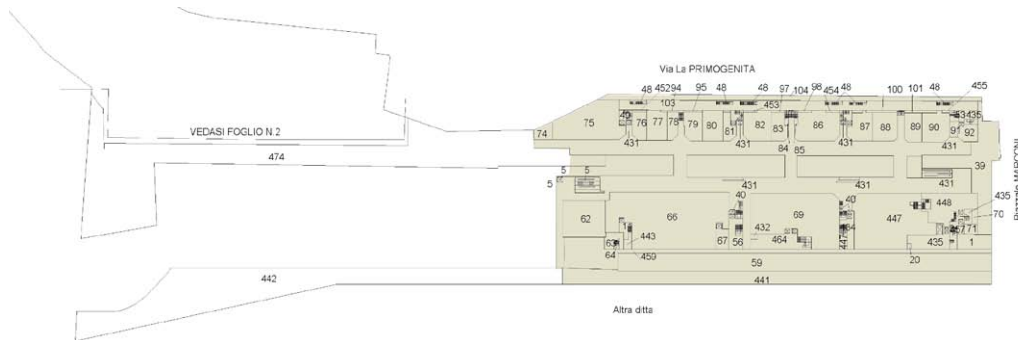
OCT. 2009 - DEC. 2010

The building is called “Borgo Faxhall.” It includes a shopping center, shops, commercial spaces and sale, stores, accessories, offices, apartments, mostly still under construction, and garages and occupies a total surface of over 8,000.00 sqm.

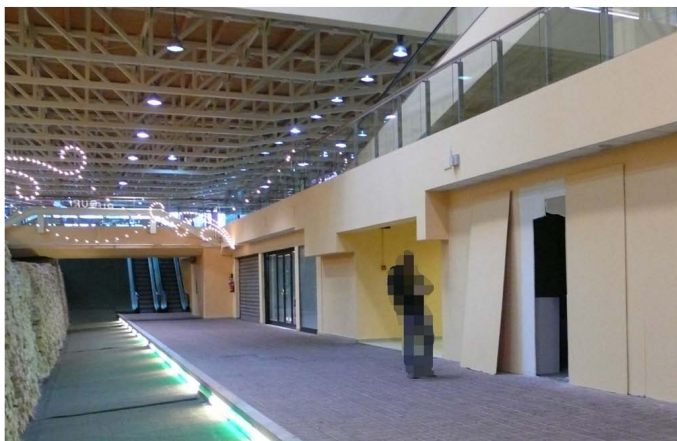
The underground floors are occupied mostly by garages, covered parking spaces and cellars. At the first underground floor there are some stores and offices (under construction), the ground and first floors are for commercial use, the second and the third primarily intended for offices. On the fourth floor are there emerging bodies with smaller units for residential or office use (mostly still under construction).

The whole building is on 4 floors above and two below the ground with 8 scale bodies: A, B, C, D, East and West side.

The destination of the property units are: 20 offices, 105 carports, 30 cellars, 63 garages and 46 other units still without destination.









SEP. 2010 - MAY 2011

Realization of a plant for the production of biogas to produce electricity for a total of 1 megawatt per year.

The plant consists of two digesters that include two pre-tanks of 9.00 sqm, a pre-tanks of 4.50 m in diameter, two fermenters of 26 m in diameter and a post-fermenter of 32 m in diameter.

The biogas natural product is collected, filtered and piped to a cogenerator. This cogeneration system shall also (using the heat of combustion) to the production of hot water which may then be used.

A kit of the plant are expected to be in appropriate storage tanks and collection points of organic material used as raw material for the production of biogas, as well as all the systems for conveying, processing and control accompanying the plant. Total area occupied by the plant 14,665.00 square meters.





JUN. 2010 - DEC. 2012

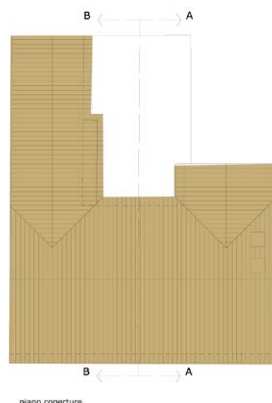
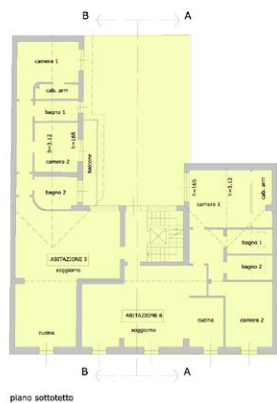
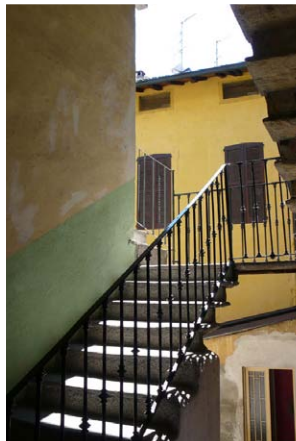
The refurbishment project provides for the increase of the plans from 3 to 4.

At the ground floor are provided two shops: one with the surface of 57.96 sqm and the other with the surface of 107,34 sqm out-buildings with a cellar (sup 27,16 sqm) at the floor below.

In another part of the ground floor will be realized 3 garages and a carport.

At the plans first, second and attic will be built two apartments each floor with balconies overlooking the inner courtyard and a cellar outbuildings at the underground floor: one has area of 118.48 square meters (the apartments at the first floor have also a balcony overlooking on via Solferino), and the second has surface 122.47 sqm. The attic floor internal heights vary between 1,88 m and 4,09 m.

In the basement there are 7 cellar, one for the shop and the other outbuildings to each apartment. Will be realized a stairwell with lift from the underground floor to the third floor.





APR. 2008 - NOV. 2010

Renovation of typical rural hill house, consisting of one old part of the building: 127.00 sqm ground floor and first and 88.00 sqm per second, the walls made of stone and brick floors, ceilings with wooden frame and flooring in terracotta tiles, in very bad conditions of conservation and stability; one newer part of the building: residential part 86.00 sqm and cellar 60.00 sqm on the ground floor, porch of 60.00 sqm and residential part at the first floor, the second floor is 87.00 sqm and another additional space of 32.00 sqm. The works planned are the reconstruction of the entire cover and some interior walls with the conservation of ancient buildings and stone walls; for insulation was placed an internal wall with wood fiber panels and polyurethane panels for the roof; the walls of more recent construction and new ones, built with brick walls, were insulated with an outer coat, the roof structure was rebuilt with wood frame, insulated with wood fiber and polyurethane, for coverage have been reused the original terracotta roof tiles. Installation of underfloor heating. Recovery of sewage discharge with phytoremediation process.

Renovation of deposit with overhanging utility room 63 sq m, with adjacent porch 74sqm; now transformed into two boxes and a boiler room on the ground floor and an apartment on the upper floor, and adjacent porch 86 sqm. The original structure is in pillars and walls in bricks for the residential part with slab and interior insulation, wooden roof, insulation and terracotta roof tiles recovery and new ones.

Installation of photovoltaic modules rigid monocrystalline or polycrystalline silicon.









SEP. 2008 - MAY 2011

Serie of 8 townhouses with garages and private gardens in Lodivecchio (LO)

