

## QUALIFICATIONS OF ORELL C. ANDERSON, MAI

ORELL ANDERSON, MAI Member, *Bell Anderson & Sanders LLC*, Real Estate and Economic Damages Practice. Mr. Anderson is an appraiser and expert consultant with extensive experience in valuation and diminution-in-value issues involving commercial, industrial, subdivisions and vacant land properties, as well as single- and multi-family residences. Diminution issues include environmental contamination, eminent domain, soil or geotechnical, construction conditions, natural disasters, bankruptcy, project delay and tragedy, among others.

### EDUCATION

#### Post Graduate Studies:

Fielding Graduate University: Ph.D. Student

#### Graduate Studies:

California State University Long Beach: MA Degree

#### Undergraduate Studies:

Brigham Young University: BA Degree

#### Professional Studies:

Appraisal Institute (AI) Classes:

Real Estate Appraisal Principles; Basic Valuation Procedures; Capitalization Theory, Parts A & B; Standards of Professional Practice, Parts A, B, and C; Business Practices and Ethics; Advanced Applications; Report Writing & Valuation; Valuation of Detrimental Conditions in Real Estate; AQB Awareness; Training for Appraisal Institute Instructors; Litigation Valuation Overview; Regression Analysis in Appraisal Practice and Uniform Standards of Professional Appraisal Practice (multiple).

AI Certified Instructor

The Appraisal Institute requires 100 hours of re-certification education every five years. Mr. Anderson is currently certified.

International Right of Way Association (IRWA) Classes:

Principles of Real Estate Negotiations; Principles of Real Estate Appraisal; The Appraisal of Partial Acquisitions; The Valuation of Contaminated Properties; Reviewing Appraisals in Eminent Domain; Understanding

Environmental Contamination in Real Estate; Principles of Real Estate Engineering; Principles of Real Estate Law.  
Annual International Education Conferences (1999, 2004 – 2008, 2011, 2012)

IRWA Certified Instructor

Other Selected Courses and Seminars:

Detrimental Conditions and Their Impact on Real Estate Values; The Comprehensive Appraisal Workshop; Environmental Contamination & Natural Disasters Workshop; Non-Conforming Use Seminar; Creative Environmental Risk Management - Contaminated Sites; Damages, Diminution and Mitigation; The Expert Witness; Valuation of Detrimental Conditions in Real Estate; Environmental Damages Overview - Phoenix; Valuation Assurance Programs—Community Anxiety over the Property Value Effects of Environmental Contamination; Environmental Damages Workshop - Phoenix; Environmental Damages – Dallas; Environmental Damages Module – Commercial, Industrial and Residential, Natural Resource Damages, and Personal Injury; Appraisal of Billboard Signs; Appraisal of Partial Acquisitions; Environmental Insurance; Innovative Remedial Technologies for Contaminated Property; The Internet and the Appraiser; Real Estate Disclosure; The Right-of-Way Complete Review: Negotiations, Law, Engineering, Appraisal; ABA Environmental Litigation Midyear Committee Meeting (1999, 2001-11, 2013); Mold; Security Concerns: Supply, Demand, Expenses; Prospective Value: Argus Cash Flow; What is that “Million Dollar View” Really Worth? A Photographer’s Perspective; Construction Defects: Finding Fault from the Ground Up; Green Buildings: Valuation Issues; The Technical Inspection of Real Estate; Reporting on Investors’ Expectations; Condemnation Litigation Seminars; SoCal Market Trends; Inland Empire Market Trends; SoCal Litigation Seminars; Environmental Redevelopment Projects; 2004 Region I Fall Forum; 2005 Region I Spring Forum – Environmental Committee; 2006 Instructor Leadership & Development Conference; Operating Expenses; Offices, Shopping Centers, Industrial Properties, Apartments; Litigation; Market Trends; The Appraiser’s Complete Review; Advanced Income Real Estate Appraisal, Special Purpose Properties. ABA Section of Litigation Annual Conference (1999, 2009, 2010).

LICENSES AND  
MEMBERSHIPS

Appraisal Institute - MAI Designation (M11435)  
Member - International Right of Way Association (06755305)  
California - Certified General RE Appraiser (AG025180)  
Utah - Certified General RE Appraiser (5463639-CG00)  
Nevada – Certified General RE Appraiser (A.0005391 CG) - pending  
Colorado – Certified General Appraiser (100038573)  
Member – Forensic Expert Witness Association

Associate Member - American Bar Association  
Litigation Section  
Environment, Energy, and Resources Section

#### EXPERT WITNESS

Judiciaries that have qualified Mr. Anderson to give expert testimony include: US federal district and appellate courts, state courts, municipal courts, U.S. tax court and courts of appeals, US federal bankruptcy court, county tax assessment appeal boards, state attorney general's office, LA district attorney's office – major real estate fraud special taskforce, among others.

Mr. Anderson has testified as an expert witness in US federal court matters and in state superior court matters in California, Utah, Nevada, Missouri and Wisconsin.

#### SELECTED COMMITTEES

Co-Chair of the Appraisal Institute's Litigation Seminar ('94 and '95)  
Appraisal Institute Chair – SoCal Market Trends Seminar (1994 - 2013)  
SCC of the Appraisal Institute, Executive Board Member (2001 - 2003)  
SCC of the Appraisal Institute, Regional Representative (2002–2006)  
Appraisal Institute, Region VII Nominating Committee 2007 (& 02-04)  
SCC of the Appraisal Institute, Executive Board Member  
Secretary and Treasurer (2006 - July 2007)  
ABA Section of Litigation, Environmental Litigation Committee,  
Contaminated Property Sub-Committee (2002 – 2005)  
Chair – Damages Sub-Committee (2003 - 2012)  
Eminent Domain Sub-Committee (2007 - 2012)  
IRWA International Committee on the Environment (2003 - 2013)  
IRWA International Valuation Committee (2003 - 2013)  
IRWA Chapter 67 Executive Board Member (2000 - 2013)  
IRWA Chapter 67 – President (2004 & 2007)  
Chairman IRWA Region I International Valuation Committee (2004-  
2013)  
Secretary IRWA International Valuation Committee (2006 - 2010)  
Vice Chair IRWA International Valuation Committee (2010-2012)  
Chair IRWA International Valuation Committee (2012-2014)

#### PUBLICATIONS

Source-contributor; Swimming with the Sharks; 1Q 2013, *Valuation, Appraisal Institute, Chicago, Illinois*

Co-author; Who Pays for What; The Intersection of Condemnation and Contamination; Spring 2011 Vol. 22 No. 3, Monograph, *The Environmental Litigator, Section of Litigation, American Bar Association, Chicago, Illinois*

Author; Fundamentals of Environmental Real Estate Damage Valuation; Summer 2010 Vol. 22 No. 2, Monograph, *The Environmental Litigator*,

*Section of Litigation, American Bar Association, Chicago, Illinois*

Professional Seminar Review, Unpublished; Analyzing the Effects of Environmental Contamination on Real Property Values, as developed by Dr. Thomas O. Jackson; 2009, Reviewer, principal technical adviser, *Appraisal Institute, Chicago, Illinois*

Author and Developer; The Valuation of Environmentally Contaminated Real Estate; Course 417, 2009-2010, *International Right of Way Association, Torrance, California*

Co-author; A View from the Ground Up: Calculating Damages Due to Construction Project Delay; Fall 2005 Vol. 15 No. 1, *Construct!*, *Section of Litigation, American Bar Association, Chicago, Illinois*

Author; New Dogs, Old Tricks: The 1031 Exchange; May-June 2005, *Right of Way, International Right of Way Association, Torrance, California*

Author; Environmental Contamination: An Analysis in the Context of the DC Matrix – Part II; September-October 2004, *Right of Way, International Right of Way Association, Torrance, California*

Author; Environmental Contamination: An Analysis in the Context of the DC Matrix – Part I; July–August 2004, *Right of Way, International Right of Way Association, Torrance, California*

Author; Environmental Contamination: An Analysis in the Context of the DC Matrix; July 2001, *The Appraisal Journal, Appraisal Institute, Chicago, Illinois*

Co-author; Condemnation in California, Redefining Damages for Partial Takings; Spring 1998, *Right of Way, International Right of Way Association, Torrance, California*

Research and Technical-Adviser; Bell's Guide - The Comprehensive Real Estate Handbook, 2<sup>nd</sup> Ed.; by Randall Bell; 1997, *Melange Media Corporation – Denver, Colorado*

Research; Medical Office Building Appraisal; by Randall Bell; April 1995 *The Appraisal Journal, Appraisal Institute, Chicago, Illinois*

#### TREATISES

Book Review, Unpublished; Brownfields: A Comprehensive Guide to Redeveloping Contaminated Property; 3<sup>rd</sup> Ed., 2011, Chapter editorial consultant / reviewer, *Section of Environment, Energy, and Resources, ABA Book Publishing, Chicago, Illinois*

Book Review, Unpublished; Real Estate Valuation in Global Markets; 2010, Reviewer, editorial consultant, 2<sup>nd</sup> Ed., 2010, *Appraisal Institute, Chicago, Illinois*

Coauthor and Principal Technical Adviser; Real Estate Damages: An Analysis of Detrimental Conditions; 2<sup>nd</sup> Ed., 2008, *Appraisal Institute, Chicago, Illinois*

Contributing-author and Principal Technical Adviser; Real Estate Damages: An Analysis of Detrimental Conditions; by Randall Bell, MAI; 1999, *Appraisal Institute, Chicago, Illinois*

SEMINARS, PROGRAMS  
and CONFERENCES

Real Estate Damages: Lecturer; February 2013; American Society of Appraisers, Los Angeles, CA

2012 Appraisal Institute Annual Meeting: “Related topics on litigation support, marketing and the expert witness engagement.” Panel participant with William F. Capps, Jeffer, Mangels, Butler & Mitchell LLP, Greater Los Angeles Area, CA; Curtis A Graham, Freeman Freeman & Smiley LLP, Los Angeles, CA; Robert J. Miller, Bryan Cave LLP, Phoenix, AZ.

2012 IRWA Annual Education Conference; Valuation Track: “Who Pays for What; The Intersection of Condemnation and Contamination.” Program Developer and Participant with Dan Biersdorf, Biersdorf & Associates, Minneapolis, MN; Rick E. Rayl, Nossaman LLP, Los Angeles, CA; Timothy Holzhauser, SR/WA, JD, Department of the Interior, Washington D.C.

Environmental Conditions: Valuation Fundamentals: Co-Presenter with Dr. Thomas O. Jackson; June 2011; International Right of Way Association 2011 Education Conference, Atlanta, GA

Real Estate Damages: High Voltage Transmission Corridors - The Survey Instrument: Co-Presenter with Dr. Thomas O. Jackson; June 2011; International Right of Way Association 2011 Education Conference, Atlanta, GA

Environmental & Social Justice in Eminent Domain: Developer and Presenter; April 2011; International Right of Way Association.

Real Estate Damages - Environmental Conditions, Systems & Strategy: Chair, Developer, Facilitator and Participant; Half-day Regional CLE Workshop, November 2010; Environmental Litigation Damages Subcommittee, Section of Litigation, American Bar Association.

Analyzing the Effects of Environmental Contamination on Real Property Values: Principal Technical Adviser, Editor and Pilot Course Instructor; July 2010, Appraisal Institute.

The Valuation of Environmentally Contaminated Real Estate, Course 417, August 2010 (two days): Author, Developer and Facilitator; August 2010, International Right of Way Association.

2009 ABA Section of Litigation Annual Conference; Environmental Litigation Track: “Setting the Table: Trial Proofs and Strategy in Condemnation and De Facto Takings Claims.” Program Co-Adviser and Participant with Hon. William A. Fletcher, U.S. Court of Appeals for the Ninth Circuit, San Francisco, CA; Jeffrey M. Pollock, Fox Rothschild LLP, Lawrenceville, NJ; Christian F. Torgrimson, Pursley Lowery Meeks LLP, Atlanta, GA; Michael W. Tyler, Kilpatrick Stockton LLP, Atlanta, GA

Detrimental Conditions Seminar: Technical Adviser of a one-day seminar published and sponsored by the Appraisal Institute.

Real Estate Disclosure Seminar: Technical Adviser of a one-day seminar published and sponsored by the Appraisal Institute.

Environmental Issues Seminar; Day One and Day Two: Technical Adviser and Instructor of a two-day environmental seminar published and sponsored by the Appraisal Institute.

IRWA Mock Condemnation Trial: Program coordinator, Principal Adviser and Participant for a mock condemnation trial seminar for the International Right of Way Association.

Two Sides to Every Story: Program Coordinator, Principal Adviser and Participant for “A Case Study in Environmental Damages Litigation,” a mock trial workshop for the Appraisal Institute, Southern California Chapter.

Understanding the Appraisal From the User’s Viewpoint; Analyzing a Real Property Appraisal: Adviser and participant for a half-day workshop for the International Right of Way Association.

Environmental Awareness: Adviser and Participant for a full-day workshop for the International Right of Way Association, Environmental Committee.

Southern California Real Estate Market Trends Seminar: Program Chair, Principal Adviser and Participant for an all-day workshop for the

Southern California Chapter of the Appraisal Institute (1994-2011).

HONORS

The IRWA's Mark A. Green Award for Journalistic Excellence and Outstanding Contribution to Right of Way: 1998-1999

National Volunteer of Distinction: Appraisal Institute, January 2012

Recognized by the International Right of Way Association as Service Honoree: March/April 2012

PROPERTIES APPRAISED

Office Buildings	High-Rise Office Buildings
Medical Buildings	R & D Buildings
Land – Acreage	Land - Lots
Subdivisions	Single Family Residences
SRO's	Hotels
Manufacture Home Parks	Temporary Easements
Apartments	Condominium Development
Skilled Nursing Home	Ranches
Financial Buildings	Industrial Buildings and Land
Motels	Restaurants
Retail Facilities	Shopping Centers
Mini Storage Facilities	Master-Planned Developments
Resorts	Townhouse Developments
Swap Meet Sites	Night Clubs
Parking Lots	Service Stations
Landfills	Easements
Museums	Properties Impacted by TLCs
Public Buildings	Mining and Related Uses
Historical RR Uses	Public Right of Way and Fiber Optics

INTERESTS APPRAISED

Fee Simple Interest	Leased Fee Interest
Lease Hold Interest	Sandwich Interest
Majority Fractional Interest	Minority Fractional Interest
Possessory Interest	

PURPOSE OF APPRAISAL

Just Compensation	Portfolio Evaluation
Acquisition	Investment Analysis
Mortgage Lending	Financing
Absorption Studies	Foreclosure
Construction Loans	Estate Settlement
Condemnation	Loan Review
Litigation	Mediation
Tax Appeal	Binding Arbitration
Ground Lease Renewal	Lost Income
Review Appraisal	Highest and Best Use
Environmental Studies	Litigation Support-Consulting
Market Trend Studies	Negotiation

Partnership Dissolution	Redevelopment
24-Hour Retail Impact	“Stigma” Assessment
Detrimental Conditions	Proximity Studies
Eminent Domain	Damage Calculations
Diminution in Value	Grade Separations
Lost Rent Calculations	NRDA
Federal Bankruptcy	Refinancing
Breach – Lease	Asset Management
Inverse Condemnation	Strategy
Easements	Aesthetics
Larger Parcel	Project Influence
Project Delay	Fly Over’s
Abutter’s Rights	Benefit of the Bargain
Doctrine of Expectation	Fraud

AREAS OF WORK

California	Hawaii
Oregon	Utah
Pennsylvania	Wisconsin
Missouri	Washington
Republic of Marshall Islands	Ohio
New Jersey	Guam
Louisiana	Kentucky
Nevada	New York
Vancouver, Canada	Minnesota
Colorado	

CORRESPONDENCE

Bell Anderson & Sanders LLC  
496 Broadway, Laguna Beach, California 92651  
(949) 497-7600; FAX (949) 497-7601  
E-mail: [Orell@RealEstateDamages.com](mailto:Orell@RealEstateDamages.com)