

Curriculum Vitae

WARREN K. HOPPKE, SRPA, SRA, ASA

SENIOR REAL PROPERTY ANALYST



Experience

Mr. Hoppke is a Senior Real Property Analyst with over 30 years experience in real estate appraisal and advisory services. He is a dual designated Member of the Appraisal Institute, Senior Member of the American Society of Appraisers, a Licensed California State Certified General Real Estate Appraiser, a licensed Real Estate Broker in the State of California, and a graduate of California State University, Long Beach with a Bachelor of Science Degree in Real Estate Finance. Clients have included the Federal Deposit Insurance Corporation (FDIC), attorneys, investors, builders, corporations, governmental entities, pension funds, trusts, banks, credit unions. His appraisal, review, consulting, and advisory experience includes Singer Michael Jackson's estate over 15,000 both proposed and existing properties, single family residences, trophy luxury residential acreage estates, ocean front and ranch estates, large acreage parcels, proposed subdivision analysis, site analysis and zoning issues, entitlement valuations, easements, landslide, geological foundation issues, encroachments, construction defects, diminution in value, estate tax compliant valuations, and vacant land highest and best use analysis. His consulting services include appraisals, review appraisals, market research, feasibility studies, site selection, lease analysis, rent studies, tax appeal, eminent domain, and environment habitat issues. Consulting, review appraisal, and appraisal services have included; 100,000 square foot proposed racquetball facility in Los Angeles, a Sheraton Hotel, proposed marina area in Newport Beach, a hotel & casino in Nevada, schools, Vanguard University over 30 buildings, Robert F. Kennedy Hospital Site, leasehold analysis of shopping centers, proposed and existing office and industrial parks, automotive centers, gas stations, car wash, restaurants, convalescent hospitals, car dealerships, professional office, medical office, and special use properties. As a real estate expert he has testified in Orange County, San Bernardino County Superior Court, United States Bankruptcy Court, Ninth District Court Minden, Nevada, and before the Orange County and Riverside County Assessment Appeals Board. A partial listing of attorney clients includes Tredway, Lumsdaine & Doyle, Wagge Law Firm, Miller, Jacobs & Phillips, Brinkop Griffith & Strong, and Affeld, Grivakes, Zucker LLP, Law Office Kathleen B. Kelly, P.C.

Specialized Education

Society of Real Estate Appraisers (SREA)

101 Appraising Residential Properties
R-2 Examination
201 Income Property Valuation
202 Applied Income Property Valuation
Real Estate Investments & Feasibility
Income Property Demonstration Report-Credit
All Experience Review Credits Awarded
SRPA Designation in 1990.

Appraisal Institute (AI)

120 Appraisal Procedures
310 Basic Income Capitalization
410 Standards of Professional Practice
610 Alternative Uses and Cost Valuation Mixed Use Properties
700 Appraiser as an Expert Witness
777 Market Analysis & Site to Do Business
Appraisal Curriculum Overview General Course
Completed 100hrs continuing education – SRPA Designation
All experience review credits awarded toward MAI Designation

Institute of Real Estate Management (IREM)

300 – Office Buildings
400 – Income Investment Analysis
500 – Long Range Management Plan

American Institute of R. E. Appraisers (AIREA)

VIII Residential Property Valuation
1A1 Real Estate Appraisal Principles
1A2 Basic Valuation Procedures
1B-A Capitalization Theory Part A
1B-B Capitalization Theory Part B
10 Market Analysis
2-1 Case Studies in Real Estate Valuation
2-3 Standards of Professional Practice

Urban Land Institute –(ULI)

Candidate- Real Estate Development Finance Certificate
Course: Basics in Real Estate Development – Part I

International Right of Way Association –(IRWA)

C101 Negotiation
403 Easement Valuation
802 Legal Aspects of Easements

American Society of Appraisers (ASA)

Comprehensive Examination-Credit
Demonstration Reports-Credit
Appraisal Principals & Code of Ethics
All Experience Review Credits Awarded
Awarded the ASA designation in 1989

Specialized Continuing Education

Environmental & Construction Inspection Seminars & Courses	555 classroom hrs
Real Estate Sales, Brokerage & Syndication Seminars & Classes	1450 classroom hrs
Real Estate Appraisal, Market Trends & Feasibility Seminars & Classes	1550 classroom hrs

Educational Background

Bachelor of Science Degree in Real Estate Finance – California State University Long Beach

Licenses, Affiliations, Memberships, Certifications

California State Certified General Real Estate Appraiser Lic#001898

Licensed Real Estate Broker State of California Lic.#00511330

Member of CRMLS Multiple Listing Services

Experience Review Panel – Appraisal Institute

Member of Southern California Chapter Appraisal Institute

SRPA Designated Member - Appraisal Institute

SRA Designated Member - Appraisal Institute

ASA Senior Member – American Society of Appraisers

Member of Pacific West Association of Realtors

Employment Experience:

Arthur Turner & Associates Investment Brokers

Investment Sales and Brokerage Apartment Buildings

Martin & Associates Industrial Brokers

Sales and leasing of Industrial & Commercial Real Estate

Home Federal Savings – Operated the Huntington Beach Branch Appraisal Dept.

Responsible for all North Orange County and West Los Angeles Residential, Apartments, and light commercial Appraisals

Independent Fee Appraiser

Residential, Apartments, & Commercial Real Estate Appraisals Banks, Savings & Loans, Corporations

Real Estate Services Intl. – Residential, Commercial, & Industrial Appraisal Company

Principal - Responsible for the Production, Review, & Operation of all Real Estate Appraisal Services

Managed 25 employees & Independent Contractors

Mentors Len Believski, MAI, Edward Parr, MAI, SREA

Independent Fee Appraiser

Residential, Apartments, & Commercial Real Estate Appraisals FDIC, Attorneys, Banks, Builders, Savings Banks, Municipalities

AppraiserValues.com

Principal – Responsible for the Production, Review, & Operation of all Real Estate Consulting & Appraisal Services

Attorneys, Banks, Builders, Savings Banks, Municipalities, Title Companies, Corporations

Expert Witness Testimony Experience:

Orange County Superior Court, CA

United States Bankruptcy Court, Central District, CA

Assessment Appeals Board, Orange County, CA

Assessment Appeals Board Riverside County, CA

San Bernardino Superior Court – Rancho Cucamonga, CA

Publications:

"The Sell Off of Commercial Real Estate Begins", Valuation Magazine, Appraisal Institute, 4th Qtr. 2008

Also article was published in Bundle of Rights Newsletter, November 2008, International Right-Away Association

Also article was published in AppraisalScoop.com Blog, September 24, 2008

"Subprime Appraisal Melt Down" Cap Rate News Blog, World Wide Web, July 25, 2007

"Is a Subprime Commercial Mortgage Meltdown Next?" Cap Rate News Blog, World Wide Web, August 9, 2007

Interviewed as an Expert Contributor to *"When Families Decide They'll Stay at Home; Remodeling a Growing Trend for Those Who Want More Space, or to Upgrade Their Lifestyle"*, The News, Orange County Register, February 18, 2005

Interviewed as an Expert Contributor to *"Re-Appraising Risk – Some Appraisers See Cracks in Commercial Firewall"*, Costar Advisor News, Costar Group, by Randy Drummer, March 19, 2008

Contributor to "Time to Sell Off Real Estate Assets", Los Angeles Times Blog, Lauren Beale, September 23, 2008

Specialized Education:

University of California Los Angeles (UCLA)

Courses Completed Toward Certificate in Real Estate

Analytical Tools of Real Estate Research

Principals of Industrial Real Estate

University of California Irvine (UCI)

Courses Completed Toward Light Construction & Development Certificate

Construction & Permanent Financing For Commercial Real Estate Development

Commercial & Industrial Development Management

Commercial & Industrial Project Acquisition/Feasibility

California State University Fullerton (CSUF)

Principals of Secondary Mortgage Market Financing

Specialized Continuing Education Courses & Seminars:

Appraisal Practice Services Involved in Valuation for Financial Reporting – Appraisal Institute

Stigmatized Properties and Real Estate Damages – Appraisal Institute

Forecasting Revenue Commercial Property – Appraisal Institute

USPAP Update Course 2008 – Appraisal Institute

Appraisal Challenges: Declining Markets and Sales Concessions – Appraisal Institute

Statistics Review & Appraisal Applications – Appraisal Institute

Appraising for Alternative Uses Life Beyond Lending – Appraisal Institute

Analyzing Commercial Lease Clauses – Appraisal Institute

Using ARGUS and Spreadsheet Programs for Commercial Real Estate Analysis - UCLA

Litigation Appraising: Specialized Topics and Applications – Appraisal Institute

National IRS Symposium on Valuation Issues – (ASA) American Society of Appraisers

Appraisal Fraud Prevention – Appraisal Institute

Valuation of Leases, Leaseholds and Leased Fees- - Appraisal Institute

Understanding Limited Appraisals – Appraisal Institute Critical Building Inspections – Appraisal Institute

Contemporary Approaches to Land Valuation Seminar – Appraisal Institute

Market Analysis & Site to Do Business – Appraisal Institute MLS for Appraisers – Appraisal Institute

Inland Empire Market Trends Seminar – Appraisal Institute Special Purpose Properties – Appraisal Institute

Scope of Work: Expanding Your Range – Appraisal Institute

9th Annual Appraisal Conference & Trade Show – Appraisal Institute

Annual Commercial Operating Expense Seminar – Appraisal Institute

Appraisal of High Value and Historic Homes – Appraisal Institute

USPAP Update – Appraisal Institute

Appraisal Fraud Prevention Seminar – Appraisal Institute

Industrial Real Estate Development – University of California Irvine

Urban Planning – University of California Irvine

Marketing for Multi-Family & Non Residential Development - University of California Irvine

Project Construction & Materials – University of California Irvine

Fundamentals of Marketing for Light Commercial & Industrial

Fundamentals of Secondary Marketing – California State University Fullerton
Cost Approach – Marshall & Swift Valuation Seminar
Real Estate Economics – Orange Coast College
Real Estate Appraisal – Saddleback College Custom Homes- Acheson
Home Inspections
Adjustment Techniques
Appraisal from Plans & Specifications
Professional Expert Witness
Appraisal Procedures
Fair Housing
FHA 203K Appraisals
FHA Update
Real Estate Economics – Orange Coast College Real Estate Legal Principals
Real Estate Finance
Real Estate Agency Law
Real Estate Partnerships & Syndications Real Estate Management
Real Estate Principals

Project List

Responsible for the review and/or direction and/or production of, but not limited to, the following partial listing:

HOSPITAL SITES, PRIVATE, SCHOOLS, COLLEGES & UNIVERSITIES:

Servite High School – Anaheim	Delphi Elementary & Secondary School – Lake View Terrace, CA
Vanguard University - 30 Buildings +-, Library, Office Buildings, Academic Centers, Gymnasium, Mid-Rise Dormitories, Book Store Restaurant, Chapel, Admissions Building, Music Studios, Natural Science Building, Classrooms, Fine Arts, Lyceum Theater, Social Sciences, Costa Mesa, California	
Vanguard Center – 4 Dormitory Buildings Costa Mesa, California	Trade School Anaheim, California
Private Middle School Facility Sylmar, California	Dormitory Facility Los Angeles, California
Private Day School Facility Los Angeles, CA	Robert F Kennedy Hospital Site Hawthorne, California

OFFICE & MEDICAL BUILDINGS:

Mission Falls Business Park Los Angeles, California 70,000 sq. ft., R & D Facility Northridge, California 3 story R & D Office Park Warner Park Center Woodland Hills, California 4 story Office Complex Los Angeles, California Medical Professional Building Monterey, California Genesis Property Building	33,000 sq. ft. Office Building Los Angeles, California Proposed Medical Building Hollywood, California 13 Story Office Complex Subterranean Parking Los Angeles, California SBE Financial Office Building Huntington Beach, California Scripps Corporate Plaza Scripps Ranch, California 60,000 sq. ft. Office Building
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Los Angeles, California
51,000 sq.ft. Office Building
Milpitas, California
51,660 sq.ft. Medical Office
Corona, California
Proposed R & D Park (Leasehold)
Los Angeles, California
Rancho Park Office Complex
Rancho, California
Medical Building
Chino, CA
Dental Facility Bellflower, CA

Los Angeles, California
Myer Center Pleasanton Office
Pleasanton, California
Proposed Office
Anaheim, California
4 Story Moorpark Office Plaza
San Jose, California
Proposed Medical Office
Arcadia, California
Medical Building
Riverside, CA

APARTMENTS:

106 unit Apartment Complex
Van Nuys, California
200 unit Apartment Complex
Bakersfield, California
96 unit Ashwood Gardens
Ventura, California
286 unit Apartment Complex
Huntington Beach, California
336 Apartment Complex
Miami Beach, Florida
93 units, La Posada Apartments
Pasadena, California
75 unit Apartment Complex
Pomona, California
Proposed 264 Unit Complex
Dallas, Texas
Garden Apartment Complex
Apple Valley, California
Proposed 336 unit Complex
San Antonio, Texas
71 Unit Apartment Complex
Sherman Oaks, California

179 unit Condo Conversion
Scottsdale, Arizona
159 unit Apartment Complex
Phoenix, Arizona
192 unit Apartment Complex
Irving, Texas
388 unit Apartment Complex
Lancaster, California
272 units, Casa La Palma
La Palma, California
149 units, Parkwood Gardens
Oxnard, California
Prop. 105 unit Senior Citizen
Pomona, California
152 unit Apartment Building
Brownsville, Texas
Proposed 28 unit Townhouse
Simi Valley, California
204 unit Apartment Complex
Arlington, Texas

CONVALESCENT HOSPITALS:

48 bed Skilled Nursing Facility
Garden Grove, California
80 Room Retirement Home
Downey, California

60 bed Skilled Care Facility
Pomona, California
Developmentally Disabled
Residential Facility
Covina, California

SUBDIVISIONS:

64 Unit Residential Subdivision
Guadalupe, California
Proposed 160 unit Subdivision
Redlands, California
Proposed 106 unit Subdivision
San Bernardino, California
Proposed 291 unit Subdivision
Victorville, California
91 Finished Lots
Coalinga, CA

Proposed 368 unit Subdivision
Sunnymead, California
296 unit Apartment Subdivision
Bellflower, California
231 unit Subdivision
Indio, California
Proposed 192 unit Townhouse
Ontario, California
Proposed 116 Unit Subdivision
Hawthorne, CA

INDUSTRIAL PROPERTIES:

Industrial Park
Ontario, California
1 and 2 story Industrial
Chatsworth, California
Heavy Metal Manufacturing
Santa Clara, California
1 and 2 Industrial Building
Irvine, California
Multi-Tenant Industrial Park
San Dimas, California
Industrial Facility
Gardena, California
Commercial and Industrial Bs Ctr
Northern California
Cold Storage Industrial
Buena Park, California
100,000 sq ft. Industrial
Torrance, California
Multi-Tenant Industrial Park
Buena Park, California

Industrial Condominium
Costa Mesa, California
Multi-Tenant Industrial
Ventura, California
2 story R & D Office
Mountain View, California
Industrial Condominium
Anaheim, California
Industrial Building
Anaheim, California
Industrial Landfill
Los Angeles, California
Auto Repair Complex
Canoga Park, California
Cold Storage Industrial
San Diego, California
Auto Repair Complex
Pico Rivera, California
Industrial Complex
Bell Gardens, CA

MINI-STORAGE FACILITIES:

507 unit Mini Storage
Albuquerque, New Mexico
419 unit Mini Storage
San Bernardino, California
213 unit Mini Storage
Kerman, California
629 unit Mini Storage
Escondido, California
One Month Free 405 Units
Riverside, California

All Size Storage, 246 units
Sunnymead, California
454 units, Laguna Self Storage
Laguna Beach, California
Proposed 310 unit Mini Storage
Sanger, California
600 unit Mini Storage
Fallbrook, California

RACQUETBALL FACILITIES:

100,000 square foot Racquetball Facility
Los Angeles, California

CAR DEALERSHIPS:

Mercedes Benz Dealership
Mission Viejo, California

Volkswagen Dealership
Garden Grove, California

Pre-owned Car Dealership
San Diego, California

HOTELS & MOTELS:

Sheraton Hotel, 298 rooms
City of Industry, California
69 room Tru-Value Inn
Fountain Valley, California
190 room Hotel
Los Angeles, California

50 room Travel Lodge
Glendale, California
282 room Hotel Valuation
Northern California
Proposed 190 room Hotel/Restaurant
Los Angeles, California

157 room Motel
Grover City, California
90 room Hotel
Los Angeles, California
Destination Resort Hotel and
Convention Ctr, La Quinta, Ca.
Greentree Inn, 114 Room Motel
San Simeon, California
31 Unit Motel
Redlands, California

Proposed 78 room Hotel/Restaurant
Los Angeles, California
70 room Comfort 6 Motel/Cabaret
Anaheim, California
Proposed 70 room Hotel
Los Angeles, California
Proposed 135 room Hotel
Palm Springs, California

SHOPPING CENTERS:

Great Alaskan Bush Company
Anchorage, Alaska
Neighborhood Shopping Center
La Habra, California
Los Alamitos Shopping Center
Los Alamitos, California
Proposed Shopping Center
Palmdale, California
Oasis Shopping Center
Pomona, California
Community Shopping Center
Tonopah, Nevada

66,000 sq.ft. Shopping Center
Cambria, California
Proposed Rancho Murieta Shopping Center
Rancho Murrieta, California
Proposed 47,000 square foot
Shopping Center, Riverside, Ca.
Proposed Shopping Center
Moreno Valley, California
Oak Park Plaza Shopping Center
Anchored K-Mart, Arroyo Grande
Proposed Strip Center
Costa Mesa, California

RESTAURANTS:

La Biarritz Restaurant
Newport Beach, California
El Ranchito Restaurant
Newport Beach, California
Mexican Restaurant
Monterey Park, California
International House of Pancakes
Riverside, CA
Theme Restaurant
San Diego, CA
Mario's Mexican Restaurant
Huntington Beach, CA

Rothschild's Restaurant
Newport Beach, California
Coco's Restaurant
Fullerton, California
Italian Restaurant
Encino, California
International House of Pancakes
San Diego, CA
Mexican Restaurant
Panorama City, CA

FAST FOOD CHAINS:

(13) Wendy's Restaurants
Including Asset Valuations
Angles Fast Foods
Fast Food Hamburger
Downey, California
Taco Bell
Costa Mesa, California

Carl's Jr. Restaurant, Anaheim, California
Del Taco, Fullerton, California
McDonalds, Arleta, California
Der Wienerschnitzel
Westminster, California
Shakey's Pizza
Baldwin Park, California

AUTO REPAIR CENTERS:

Auto Repair Service Center
North Hollywood, California
Auto Repair Complex
Canoga Park, California
Proposed Auto Center
Sunnymead, California
Automotive Center
San Bernardino

Auto Repair Center
Sepulveda, California
21,300 sq.ft. One Stop Auto
Hawthorne, California
Auto Repair Complex
Pico Rivera, California
Manny's Automotive Center
Garden Grove, California

MOBILE HOME PARKS:

80 unit Park
Costa Mesa, California
150 unit 5 Star Park
San Diego, California
90 unit park
Torrance, California
78 Unit Mobile Home Park
Apple Valley, CA

CHURCH & RELIGIOUS FACILITIES

Proposed Church Conversion Bowling Alley, San Bernardino
Industrial Building Converted to Church, Irvine, CA
Church & Sanctuary & Class Rooms, Anaheim, CA
Church Facilities, Riverside, CA
Happiness Chapel, San Diego, CA
Church Facility, Anaheim, CA
Sliver Lakes Community Church, Helendale, CA
Saint Francis, Simi Valley, CA
Mount Vernon Baptist Church, Riverside, CA
Religious Facility, Costa Mesa, CA
Church Facility Riverside, CA
Episcopal Diocese of Los Angeles, CA
Religious facilities throughout Southern California

ACREAGE PARCELS:

850 acre Proposed Subdivision
Orange & Riverside Counties
319 acre Proposed Subdivision
Palmdale, California
590 acres, Lake Elsinore, California
Review of 360 acres Kilauea, Kauai, Hawaii

2,700 acres Santa Barbara County
10 acres Commercial
582 acres of Residential Land
Riverside County, California
65 acres, Victorville, CA
80 acres, Riverside, CA

SPECIAL PURPOSE & DIMINUTION IN VALUE:

AM/PM gas station/convenience store, Bell, California
Preschool, Bellflower, California
Industrial Landfill, Los Angeles, California
Waterfront Marina, Newport Beach, California
Business Valuation Wendy's Restaurants
Health Club Facility, Los Angeles, California
View Obstruction Diminution in Value, Laguna Niguel, CA
Former K-Mart Facility, Highland, CA
Music Recording Facility, Noho Arts District
Los Angeles, CA
Fire Damage Diminution in Value industrial Building
Montebello, CA
Noisy Neighbor Diminution in Value SFR
Dana Point, CA
Desert Land Endangered Species Habitat
Commercial Land Endangered Species Habitat
Colton, CA

Landslide SFR Laguna Beach before & after Valuation
Easement & Encroachment Tujunga & Los Angeles
Lumberyard, Monrovia, California
Proposed Movie Theater, Hemet, California
Golf Course, Palm Springs, California
Gas Stations Car Wash throughout Southern California
Skating Rink, Grand Terrace, CA
99 Cents Store, San Ysidro, CA
Television & Recording Studio, Irvine, CA
Televangelist Studio Facility, Los Angeles, CA
Flood Damage Diminution in Value Single Family Residence
Northridge, CA
Eminent Domain- San Bernardino, CA
Construction Defects Diminution in Value
Corona, CA
Noisy Neighbor Diminution in Value
Dana Point, CA

TROPHY LUXURY HOMES & RANCH ESTATES

14,000 sq.ft. Luxury Estate
San Juan Capistrano, CA.
Van Dyke Estate
Los Angeles, CA.
Singer Michael Jackson Estate
Encino, CA, Santa Barbara, CA
30,000 sq ft Luxury Equestrian Acreage Estate
Orange, CA

10,000 sq.ft. Proposed Estate
Corona Del Mar, CA
Harbor Ridge 8,000 sq ft
Newport Bch, CA.
13,000 sq.ft Estate
Laguna Beach, CA
Multi-Million Dollar Luxury Home
La Jolla, CA

Singer Michael Jackson, Jerry Van Dyke - The Emmy Award Wining Show "The Coach", Mark Romanek - Producer of One Hour Photo - Robin Williams, Michelle Willens – Playwright, Julian Hills – Filmography, Carl Karcher's residence founder of Carls Jr fast food hamburger chain. Numerous Other Luxury & Ranch Estates-, Santa Barbara County, Ventura County, Orange County, San Diego County, Los Angeles County, Riverside County, San Bernardino County, Kern County, Santa Barbara, Harbor Ridge, Beverly Hills, La Jolla, Carlsbad, Hollywood Hills, Ventura, Palos Verdes, Nellie Gail Ranch, Laguna Beach, Beverly Hills, Newport Beach, Malibu, Coto De Caza, Manhattan Beach, Redondo Beach, Balboa Island Ocean Front, Harbor Island Leasehold Estate, 8,500 sq. ft. Newport Coast, Orange Park Acres, Tustin Ranch Estate, Trabuco Canyon, Del Mar, Escondido, Palm Springs, Palm Desert, Anaheim Hills Estate, Riverside Estate, Ventura Estate, Emerald Bay, Three Arch Bay, Irvine Cove, Bel Air Estates, Laguna Niguel, Orange Park Acres, Villa Park, Tustin Ranch, Tustin, Dana Point, San Clemente, San Diego Estate, etc.