

QUALIFICATIONS OF ORELL C. ANDERSON, MAI

ORELL ANDERSON, MAI Principal with *Bell Anderson & Sanders LLC*, Real Estate and Economic Damages Practice. I am an appraiser and expert consultant with 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, construction defects, project delay and tragedy, among others.

EDUCATION

Graduate Studies:

California State University Long Beach: MA Degree

Professional Studies:

Appraisal Institute 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 (various).

The Appraisal Institute requires 100 hours of re-certification education every five years. I am currently certified.

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, 2001-08); 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.

International Right of Way Association:

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)
IRWA Certified Instructor (Appraisal and Environmental)

Undergraduate Studies:

Brigham Young University: BA Degree

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)
Member – Forensic Expert Witness Association
Associate Member - American Bar Association – Litigation Section
Associate Member - Orange County Bar Association

EXPERT WITNESS

I have testified as an expert witness in the States of California, Utah, Nevada and Missouri.

COMMITTEES

Co-Chair of the Appraisal Institute’s Litigation Seminar (‘94 and ‘95)
Appraisal Institute Chair - Market Trends Seminar (1994 - 2010)
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 - 2010)
Eminent Domain Sub-Committee (2007 - 2010)
IRWA International Committee on the Environment (2003 - 2010)
IRWA International Valuation Committee (2003 - 2010)
IRWA Chapter 67 Executive Board Member (2000 - 2010)
IRWA Chapter 67 – President 2007 & 2004
Chairman IRWA Region I International Valuation Committee (2004-
2009)
Secretary IRWA International Valuation Committee (2006 - 2009)
VP – Orange County Forensic Expert Witness Association (2005)

PUBLICATIONS

Contributing-author; Real Estate Damages: An Analysis of Detrimental Conditions, 2nd Ed., 2008, Appraisal Institute, Chicago, Illinois

Developer and Author; The Appraisal of Environmentally Contaminated Real Estate, Course 407; 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! American Bar Association Section of Litigation*

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

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

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

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

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

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

Research and technical advisor; Bell's Guide - The Comprehensive Real Estate Handbook, 2nd Ed.; by Randall Bell, MAI; 1997, *Melange Media Corporation – Denver, Colorado*

Research; Medical Office Building Appraisal; by Randall Bell, MAI; April 1995 *The Appraisal Journal*

SEMINAR
TECHNICAL ADVISOR

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

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

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

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

Two Sides to Every Story: Program coordinator, advisor 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: Advisor and participant for a half-day workshop for the International Right of Way Association.

Environmental Awareness: Advisor 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, advisor and participant for an all-day workshop for the Southern California Chapter of the Appraisal Institute (15 consecutive years).

HONORS

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

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	Ranch
	Financial Buildings	Industrial Buildings and Land
	Motel	Restaurants
	Retail Facilities	Shopping Centers
	Mini Storage Facilities	Master-Planned Developments
	Resort	Townhouse Developments
	Swap Meet Sites	Night Clubs
	Parking Lots	Service Stations
	Landfills	Easements
	Subterranean Easements	Museums
	Power-line Corridors	Public Building
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	Lost Rent Calculations
	Federal Bankruptcy	Refinancing
	Breach – Lease	Asset Management
	Inverse Condemnation	Strategy
	Easements	Aesthetics
AREAS OF WORK	California	Hawaii
	Oregon	Utah
	Pennsylvania	Wisconsin
	Missouri	Washington
	Republic of Marshall Islands	Ohio
	New Jersey	Guam

Louisiana
Nevada

Kentucky
New York

CORRESPONDENCE

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