

## PROFESSIONAL QUALIFICATIONS

MICHAEL V. SANDERS, MAI, SRA

### EXPERIENCE

Extensive experience in the valuation and evaluation of real property for corporate clients, financial institutions, attorneys, public and governmental agencies, including:

Vacant Land – residential, commercial, industrial, acreage

Residential – single-family dwellings, condominiums, planned-unit developments, apartments, subdivisions and mobile home parks

Commercial – professional office buildings, medical offices, office condominiums, shopping centers, retail stores, hotels and motels, restaurants, automobile dealerships and mixed-use properties

Industrial – light industrial buildings, multi-tenant industrial parks, warehouses, manufacturing plants, research & development

Easement valuation, leased fee and leasehold interests, bond-financed properties, market research, construction defects, casualty loss, statistical analysis, property tax appeals, full and partial taking for condemnation, appraisal review

Court Experience – qualified as an expert witness in Federal Court; Los Angeles, Orange, San Bernardino and San Diego County Superior Courts; United States Bankruptcy Court

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|-----------------------------|---|
| October 1999-Present        | <i>Bell Anderson &amp; Sanders, LLC</i> Principal; activities include valuation, consulting, expert testimony and litigation support in the area of real estate damages.                  |
| January 1999-September 1999 | <i>Coastline Realty Advisors</i> Principal; activities include valuation, consulting, appraisal review, expert testimony and litigation support.  |
| January 1999-August 1999    | <i>PricewaterhouseCoopers</i> Consultant to Real Estate Damages Practice, including supervision of large assignments, specialized consulting, litigation support and expert testimony.    |
| January 1998-January 1999   | <i>PricewaterhouseCoopers</i> Director of Real Estate Damages Practice; activities include supervision, valuation, consulting, appraisal review, expert testimony and litigation support. |
| May 1997-December 1997      | <i>Coastline Realty Advisors</i> Principal; activities include valuation, consulting, appraisal review, expert testimony and litigation support.  |
| December 1987-April 1997    | <i>Coastline Group, Inc.</i> Senior associate engaged in valuation, consulting, appraisal review, expert testimony and litigation support.  |

- March 1987-December 1987 *TRW Appraisal Services*. Chief appraiser/manager, responsible for office management and appraisal review functions.
- May 1981-March 1987 *Paul G. Kloster, Inc.* Independent appraiser engaged in valuation, appraisal review, expert testimony and litigation support.

## **PROFESSIONAL AFFILIATIONS**

Member of the Appraisal Institute, with MAI and SRA (RM) designations awarded in 1988 and 1986, respectively; Appraisal Institute activities include:

- Southern California Chapter Board of Directors, 1994–98
- Chair of Orange County Branch Chapter, 1998
- Vice Chair of Orange County Branch Chapter, 1997
- Member of Southern California Chapter Admissions Committee 1988–96
- Vice Chairman of Admissions Committee 1990 and 1993–94
- Regional Ethics and Counseling Panel 1992–97
- National Board of Examiners – Experience, RM Subcommittee 1988–91

Forensic Expert Witness Association:

- Orange County Chapter President, 2000
- Board of Directors, 1999

International Right-of-Way Association (IRWA), Orange County Chapter 67

U. S. Green Building Council, Orange County

## **LICENSES**

State of California Certified General Real Estate Appraiser #AG002434

State of Nevada Certified General Appraiser #A.0005949-CG

## **PUBLICATIONS**

Contributing Author, *Real Estate Damages: Applied Economics and Detrimental Conditions, Second Edition*, Chicago: Appraisal Institute, 2008

Contributor/Technical Advisor, *Real Estate Damages: An Analysis of Detrimental Conditions*, Chicago: Appraisal Institute, 1999

- "Post-Repair Diminution in Value from Geotechnical Problems," *The Appraisal Journal*, January 1996
- "Aas/Provencal v. Superior Court of San Diego County: An Appraisal Expert's View," *San Francisco Law Review*, 1999
- "Value Diminution as a Measure of Real Property Damages," *Orange County Lawyer*, February 2000
- "Appraisal Alchemy Debunked," *Right of Way*, July/August 2000
- "Real Estate Appraisal Standards," *California Lawyer*, December 2002
- "Mold: What Appraisers Should Know," *Valuation Insights & Perspectives*, Third Quarter 2005

## **EDUCATION**

### Undergraduate Studies

B. A. degree in Business Administration with concentration in Finance from California State University Fullerton; graduated with honors May 1981

### Professional Studies

Successfully completed the following courses sponsored by the American Institute of Real Estate Appraisers and the Appraisal Institute:

Real Estate Appraisal Principles – February 1982

Basic Valuation Procedures – April 1983

Residential Valuation – June 1983

Standards of Professional Practice – March 1984, May 1991, July 1996, September 2000, August 2004

Capitalization Theory & Techniques, Part A – June 1984

Capitalization Theory & Techniques, Part B – November 1985

Case Studies in Real Estate Valuation – August 1986

Valuation Analysis and Report Writing – September 1986

Market Analysis and Highest & Best Use – June 1995

Real Estate Finance, Statistics and Valuation Modeling – April 2011

Westech College:

Geographic Information Systems – May 1996

Orange Coast College:

Probability and Statistics – August-December 1998

Partial Continuing Education:

Regression Analysis in Appraisal Practice – August 1999

Statistical Methods for Residential Analysis – September 2000

Issues in Construction Defects and Damaged Properties – September 2000

Demystifying and Handling Mold Claims in California – November 2001

Appraisal Institute Summer Conference – August 2003

Law of Easements in California – March 2004

Market Analysis and the Site To Do Business – July 2005

Construction Defect Seminar – May 2006

What Clients Would Like Their Appraisers To Know – June 2006

Valuation of Detrimental Conditions – April 2007, October 1998

Introduction to GIS Applications for Real Estate Appraisal – April 2007

Analyzing Distressed Real Estate – April 2007

Construction Defect & Construction Law Conference – October 2008, June 2005 and prior

Business Practices and Ethics – October 2008, September 2006

An Introduction to Valuing Green Buildings – November 2008

Las Vegas Housing Outlook – January 2009

Appraisal Curriculum Overview – March 2009

LEED Core Concepts and Strategies – June 2009

Subdivision Valuation – August 2009

Residential Design: The Makings of a Good House – November 2009

Uniform Standards of Professional Appraisal Practice Update – October 2010, May 2008 and prior

Environmental Litigation Workshop – November 2010

Market Trends Seminar – January 2011, January 2010, January 2009, January 2008 and prior

Real Estate Finance, Statistics and Valuation Modeling – April 2011

Appraising the Appraisal – August 2011

Case Studies in Appraising Green Residential Buildings – August 2011

Litigation Seminar – November 2011, November 2008, November 2007, November 2006 and prior