

EXPERT WITNESS EXPERIENCE - 2007 to Present
Expert Witness Designations / Trial Testimony / Deposition Testimony / Court Appearance

2007	Case # / Participants	Attorney-Client/Address	Property Address	Value Type	Value Opinion	Location/Appearance	Dept/Judge	Remarks/Other	File #
1/11/07 Named Expert	05D007366 Janet Peay vs. Leonard Peay	Christy Rios, Esq. Stegmeier & Gelbart, LLP 3090 Bristol St., Ste 220, Costa Mesa, CA	223 Calle De Arboles, Redondo Beach, CA Single Family Residence	Fair Market Value Current (Dec. 7/2006)	1,200,000	Orange County Superior Court 700 W Civic Center Drive, Santa Ana, CA Family Law - Divorce - Property Settlement	C-65 Hon. Mark Millard	Current Fair Market Value	07-173-D
1/27/07 Named Expert	05D007366 Janet Peay v Leonard Peay	Christy Rios, Esq. Stegmeier & Gelbart, LLP 3090 Bristol St., Ste 220, Costa Mesa, CA	223 Calle De Arboles, Redondo Beach, CA Single Family Residence	Fair Market Value Retrospective (July 28, 2003)	780,000	Orange County Superior Court 700 W Civic Center Drive, Santa Ana, CA Family Law - Divorce - Property Settlement	C-65 Hon. Mark Millard	Retrospective Fair Market Value	07-173-B
5/3/07 Named Expert	Virginia Conde vs. Warren Conde	Celinda Tabucchi, Esq. One City Blvd West, Ste 1400, Orange CA	233 Sierks St, Costa Mesa, CA Single Family Residence	Fair Market Value Current	\$750,000	Orange County Superior Court 700 W Civic Center Drive, Santa Ana, CA Family Law - Divorce - Property Settlement	C-33 Hon. Geoffrey Glass	Current Fair Market Value Case Settled In-Court Just Prior to Taking the Stand	07-032
8/9/07 Named Expert	05D008641 Mary Teresa Greico vs. William A. Cain	Barbara L. Klein, Esq. 38 Corporate Park, Irvine, CA	6487 Havenwood Circle, Huntington Beach, CA Single Family Residence	Fair Market Value Current	\$1,800,000	Lamoreaux Justice Center-Orange County Superior Court 341 The City Drive, Orange, CA Family Law - Divorce - Property Settlement	L-64 Hon. Nancy Pollard	Current Fair Market Value	07-127
12/5/07 Named Expert	D272679 Lillian Weissman vs. Martin J. Weissman	Joanne Langston, Esq. Langston-Williams One City Blvd. West, Ste. 1140, Orange CA	2524 Elden #H, Costa Mesa, CA Single Family Residence	Fair Market Value and Fair Rental Value	\$550,000 and \$2,100/mo.	Lamoreaux Justice Center-Orange County Superior Court 341 The City Drive, Orange, CA Family Law - Divorce - Property Settlement	C-63 Hon. Michael Naughton	Current Fair Market Value and Fair Rental Value	07-089
12/5/07 Named Expert	D272679 Lillian Weissman vs. Martin J. Weissman	Joanne Langston, Esq. Langston-Williams One City Blvd. West, Ste. 1140, Orange, CA	4207 Patrice Road, Newport Beach, CA Single Family Residence	Fair Market Value and Fair Rental Value	\$625,000 and \$2,300/mo.	Lamoreaux Justice Center-Orange County Superior Court 341 The City Drive, Orange, CA Family Law - Divorce - Property Settlement	C-63 Hon. Michael Naughton	Current Fair Market Value and Fair Rental Value	07-090
12/5/07 Named Expert	D272679 Lillian Weissman v Martin J. Weissman	Joanne Langston, Esq. Langston-Williams One City Blvd. West, Ste. 1140, Orange, CA	4215 Patrice Road, Newport Beach, CA Single Family Residence	Fair Market Value	\$660,000	Lamoreaux Justice Center-Orange County Superior Court 341 The City Drive, Orange, CA Family Law - Divorce - Property Settlement	C-63 Hon. Michael Naughton	Current Fair Market Value	07-089
2008	Case # / Participants	Attorney-Client/Address	Property Address	Value Type	Value Opinion	Location/Appearance	Dept/Judge	Remarks/Other	File #
10/27/08 Named 730 Expert by Judge	06D008752 Valerie S. Ogden vs. Danny W. Ogden	Honorable Judge Francisco Firmat Supervising Judge - CA Superior Court Superior Court of California 341 The City Drive, Dept. L-66, Orange, CA	30342 Via Encantado, San Juan Capistrano, CA Single Family Residence	Fair Market Value	\$2,200,000	JAMS Orange Resolution Center 500 N State College Bl. 14th Flr, Orange, CA Family Law - Divorce - Property Settlement	Conference Room Hon. Jonathan Cannon (Ret.)	Designated Court's Expert Witness Evidence Code Section 730 Appointed By Judge Francisco Firmat	08-211
10/27/08 Named 730 Expert by Judge	06D008752 Valerie S. Ogden vs. Danny W. Ogden	Honorable Judge Francisco Firmat Superior Court of California 341 The City Drive, Dept. L-66, Orange, CA	677 Wendt Terrace, Laguna Beach, CA Single Family Residence	Fair Market Value	\$1,250,000	JAMS Orange Resolution Center 500 N State College Bl. 14th Flr, Orange, CA Family Law - Divorce - Property Settlement	Conference Room Hon. Jonathan Cannon (Ret.)	Designated Court's Expert Witness Evidence Code Section 730 Appointed By Judge Francisco Firmat	08-210
2010	Case # / Participants	Attorney-Client/Address	Property Address	Value Type	Value Opinion	Location/Appearance	Dept/Judge	Remarks/Other	File #
8/9/10 Named Expert	06D006337 Dawn M. Miller vs. James Pluemer	Jan Mark Dudman, Esq Attorney At Law 2700 N Main St, Ste 990, Santa Ana, CA	12966 Main Street, Garden Grove, CA Professional Office Property/Single Tenant	Fair Market Value	\$625,000	Lamoreaux Justice Center-Orange County Superior Court 341 The City Drive, Orange, CA Family Law - Divorce - Property Settlement	L-62 Hon. Robert Monarch	Current Fair Market Value	10-021
8/9/10 Named Expert	06D006337 Dawn M. Miller vs. James Pluemer	Jan Mark Dudman, Esq 2700 N Main St, Ste 990 Santa Ana, CA 92705 714-972-8040	3004 Lake Hill Drive, Orange, CA Single Family Residence	Fair Market Value	\$625,000	Lamoreaux Justice Center-Orange County Superior Court 341 The City Drive, Orange, CA Family Law - Divorce - Property Settlement	L-62 Hon. Robert Monarch	Current Fair Market Value	10-020
2012	Case # / Participants	Attorney-Client/Address	Property Address	Value Type	Value Opinion	Location/Appearance	Dept/Judge	Remarks/Other	File #
5/17/12 Named Expert by Plaintiff	30-2010-00362987 Pestarino vs. Capital One, Cal Western Reconvoyence, Chevy Chase Bank	Shawn M. Olson Olson Law Firm 7372 Prince Drive, Suite 104 Huntington Beach, CA 92647 714-847-2500	425 18th St., Huntington Beach, CA Single Family Residence	Fair Rental Value Retrospective 05/10 - 05/12	confidential	Severson & Werson A Professional Corporation 19100 Von Karman 7th Floor Irvine, CA 92612 Fraud Case - Civil Litigation	Conference Room Thomas Abbott, Esq. Severson & Werson	Fair Rental Value Deposition Testimony	12-052
5/17/12 Named Expert by Plaintiff	30-2010-00362987 Pestarino vs. Capital One, Cal Western Reconvoyence, Chevy Chase Bank	Shawn M. Olson Olson Law Firm 7372 Prince Drive, Suite 104 Huntington Beach, CA 92647 714-847-2500	425 18th St., Huntington Beach, CA Single Family Residence	Fair Rental Value Retrospective 05/10 - 05/12	\$4,700/mo.	Orange County Superior Court 700 W Civic Center Drive, Santa Ana, CA Fraud Case - Civil Litigation Unlawful Foreclosure	C-12 Hon. Jamoa A. Moberly	Fair Rental Value Retrospective	12-052
6/10/12 Named Expert	30-2011-00454898-PR-TR-LUC 30-2011-00457262-PR-TR-LUC Matter of Bryant Family Trust	Timothy J. Hanly, Esq 1115 N. Spurgeon St. Santa Ana, CA 92701 714-953-9780	13301 Laurinda Way, Santa Ana, CA Single Family Residence	Fair Market Value Retrospective 2009	confidential	Lamoreaux Justice Center-Orange County Superior Court 341 The City Drive, Orange, CA Breach of Trust, etc - Civil Litigation Trust Proceedings	L-72 Hon. Mary Fingal Shulte Case Settled	Retrospective Fair Market Value July 2009	10-261

2012	Case # / Participants	Attorney-Client/Address	Property Address	Value Type	Value Opinion	Location/Appearance	Dept/Judge	Remarks/Other	File #
6/26/2012 Named as Joint Expert by Both Parties	10-D-004-699 Marriage of Prestidge	Thomas Garcia, Esq. Attorney at Law 110 E Wilshire Ave #210 Fullerton, CA - AND Brian Brandemyer, Esq. Gilligan, Dockstader & Davidson One World Trade Center #2150 Long Beach, CA 90831	33672 Halyard, Dana Point, CA Single Family Residence	Fair Market Value Current 2011	confidential	Lamoreaux Justice Center-Orange County Superior Court 341 The City Drive, Orange, CA Family Law - Divorce - Property Settlement	L-65 Hon. Linda Lancet Miller Hearing Continued Until 9/11/2012	Current Fair Market Value	11-205
7/26/12	AP# 936-411-43 PET# 11-002586 Tax Appeal	Amy Swanson Property Owner / Attorney 2112 Camino Laurel, San Clemente, CA	2112 Camino Laurel, San Clemente, CA Detached "Site Condo"	Fair Market Value Jan. 1, 2011	\$575,000	Old County Courthouse 211 W. Santa Ana Blvd., Santa Ana, CA Property Tax Appeal - Orange County CA	Hearing Office Room #203 Rhonda J McCune Hearing Officer	Retrospective Fair Market Value As of January 2011	11-149
2013	Case # / Participants	Attorney-Client/Address	Property Address	Value Type	Value Opinion	Location/Appearance	Dept/Judge	Remarks/Other	File #
7/24/13 Named Expert by Plaintiff	SAC706DOC(Anx) Related with Case # SACVII-704DOC FDIC as Receiver of Washington Mutual Bank vs. LSI Appraisal, LLC, et al	Greg Dimmick Mullin Hoard Brown, LLP 500 S Taylor, Ste. 800 Amarillo, Texas 79120 214-490-1344 gdimmick@mhb.com Representing Plaintiff	Multiple properties throughout State of California and United States [multiple states] Complex Appraisals	Review of Multiple Appraisals and Multiple Retrospective Appraisals	Multiple Value Opinions For the Years 2006-2007	K&L Gates LLP Law Firm 1 Park Plaza 12th Floor Irvine, CA 92614 9am-5:30pm	Conference Room Luke Anderson-Atty K&L Gates LLP Representing Defendant	Deposition Testimony Multiple Properties U.S. District Court Central District of California	Multiple Work Files and Properties
2014	Case # / Participants	Attorney-Client/Address	Property Address	Value Type	Value Opinion	Location/Appearance	Dept/Judge	Remarks/Other	File #
1/8/14 Named Expert by Defendant	Yanez vs. First National Insurance Co. of American Insurance Claim #2496-9446-4041 Liberty Mutual Ins.	Marc C Viau Marc C Viau and Associates, Inc 31879 Corydon Rd. #120 Lake Elsinore, CA 92530 951-674-1905 Construction-Consulting Firm Insurance Appraiser-Mediator-Arbitrator	16591 Pacific Ave, Sunset Beach, CA Ocean Front - Custom Residence Fire Damage	Building Loss Fair Market Value Retrospective as of 5-12-11 [Date of Fire]	confidential	Arbitration Mediation & Conciliation Center AMCC 3055 Wilshire Blvd, Suite #510 Los Angeles CA 90010 1:30pm-3:30pm	Tom Craigo Arbitrator/Mediator Neutral Umpire	Mediation Testimony Insurance Claim Settlement	12-052
12/9/13 through 2/12/14 Named Expert by Plaintiff	SAC706DOC(Anx) Related with Case # SACVII-704DOC FDIC as Receiver of Washington Mutual Bank vs. LSI Appraisal, LLC, et al	Matthew F. Prewitt Lead Trial Attorney for Plaintiff Shiff Hardin LLP 233 S Wacker Drive Suite 6600 Chicago, Illinois 60606 312-258-5583	Multiple properties throughout Southern California Complex Appraisals	Forensic Review Appraisals Retrospective Various Dates	Multiple Value Opinions 2006-2007	United States District Court Central District of California 411 W 4th St., Santa Ana, CA 92701 Trial Date Scheduled to start on 2/25/2014 Case Settled on 2/12/2014 \$30 million settlement	Hon. David O. Carter Court Room #9D Presiding Judge	Selected and Approved as a Qualified Testifying Expert by Shiff Harden-Counsel for Plaintiff per stipulation and order by Judge Carter and agreement with K&L Gates-Counsel for Defense	Multiple Work Files and Properties
2015	Case # / Participants	Attorney-Client/Address	Property Address	Value Type	Value Opinion	Location/Appearance	Dept/Judge	Remarks/Other	File #
8/17/15 Named Expert by Respondent	13D003905 Kristin Richmond vs. Dan Richmond	Maricella Alvarez Lambe / E. Scott Clarke Attorney for Respondent Fusco and Clarke 150 East Olive Ave Suite 216 Burbank, CA 91502 - 818-557-7338	#1: 26 Via Canero, San Clemente, CA Single Family Residence #2: 8941 Milky Way, Westminster, CA Single Family Residence	Market Value Current 2015	#1: \$880,000 #2: \$510,000	Court: Superior Court of CA 341 The City Drive South, Orange CA 92868 Lamoreaux Justice Center Hearing: White, Zuckerman, Warsavsky, Luna, Hunt LLP 4 Park Plaza Suite 200, Irvine CA 92614	L66 Hon Lon Hurwitz	Divorce Settlement Private Hearing at White, Zuckerman et al	15-055 and 15-056
9/16/15 Named Expert	12D006368 Deborah Ensign vs. Robert Ensign	Paul Minerich Attorney At Law 940 W 17th St., Ste D Santa Ana CA 92706 714-972-3956	28802 La Lita Mission Viejo CA Single Family Residence	Fair Market Value 1997 Retrospective	\$190,000	Orange County Superior Court-Central Justice Center 700 W Civic Center Drive, Santa Ana, CA Family Law - Divorce - Property Settlement	C-3 Hon Michael Naughton	Fair Market Value Retrospective Appraisal Effective Date of Appraisal: June 7 1997	14-009
2016	Case # / Participants	Attorney-Client/Address	Property Address	Value Type	Value Opinion	Location/Appearance	Dept/Judge	Remarks/Other	File #
4/5/16 Named Expert by Plaintiff	2013-00679879-CU-PN-CJ Shirley Baxley et al vs. Baker & Baker, William Baker Robert Tan	Robert L. Conn Attorney for Plaintiff 1048 Irvine Ave. #228 Newport Beach, CA 92660 949-293-3335	2500-2626 N Tustin Ave. Santa Ana, CA "Shady Hollow" 150 unit condo project with Ground Leases 35 Individual Leasehold interests in "Leased Land"	Fair Market Value of Fractional Minority Interests	Multiple Retrospective Values Value of Fee Land ~\$30.9 million	Law Office of Gibson Hoffman & Pangione 1901 Avenue of the Stars Suite 1100 Los Angeles, CA 90067 310-556-4660	Allen Michel Deposing Attorney for case filed in Superior Court of CA Civil Complex Justice Center Orange County CA	Deposition Testimony Multiple Properties on Leased Land Retrospective Appraisals Years 2005 - 2006 - 2011 Complaint: Legal Malpractice Against Attorneys & Law Firm	16-026

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2017	Case # / Participants	Attorney-Client/Address	Property Address	Value Type	Value Opinion	Location/Appearance	Dept/Judge	Remarks/Other	File #
4/7/17 Named Expert Witness by Defendant on 2/21/17	RIC 541334 John Miles vs. Deutsche Bank Ntl Trust Co. As Trustee under Pooling and Servicing Agreement dated 1/1/06 Morgan Stanley ABS Capital Trust 2006 NC1 Homeq Servicing	Brian J. Wagner and Bob Norman Houser and Allison, APC Attorneys for Defendant 9970 Research Drive, Irvine CA 92618 949-679-1111	7950 Harbart Drive Riverside, CA Single Family Residence	Market Value	Multiple Retrospective Values (confidential) for the years: 2009 2010 2017	Law Office of Mark. A. Mellor The Mellor Law Firm 6800 Indiana Ave. Ste. 220 Riverside, CA 92506 951-222-2100 April 7, 2017	Mark A Mellor, Esq. State Bar No. 164304 The Mellor Law Firm Deposing Attorney for case filed in Superior Court of CA Riverside County	Deposition Testimony Multiple Dates of Value: 2009;2010;2017 Other Opinions Were Rendered in Addition to Value Opinions Complaint(s): <i>Fraud; Wrongful Foreclosure; Negligent Representation; and Breach of Contract</i>	17-028 17-028-1 17-028-2 17-028-3
5/25/17 Named Expert Witness by Defendant	8.16-cv-01121BRO(JPRx) Gregory P. Stokes and Mariann N Sokes vs. Citimortgage, Inc	Evan Wooten Mayor Brown, LLP Attorneys for Defendant 350 S Grand Ave., 25th Floor Los Angeles, CA 90071 949-679-1111	Confidential by order of <i>Stipulated Protective Order</i> approved by Judge Beverly Reid O'Connell	Retrospective Fair Market Value	Opinions of Value are Confidential by Judge's <i>Stipulated Protective Order</i>	United States District Court Central District of California-Western Division 350 W 1st Street Los Angeles CA Trial Date Scheduled to start on 09/12/ 2017 Case Settled on 8/25/2017	Hon. Beverly Reid O'Connell District Judge	Case Settled 08/25/17 Complaint(s): 1. <i>Violation of California HBOR - Ban on Dual Track; and,</i> 2. <i>Violation of the California Unfair Competition Law</i>	
09/17 Named Expert Witness by Plaintiff	30-2015-00781955 Edward Michael Samen vs. Harry Berkowitz	Steven Hochfelsen and David Kani Hochfelsen Kani LLP Attorneys for Plaintiff 895 Dove Street Ste 300 Newport Beach, CA 92660 714-907-0697	#1: 419 E Edgewater, Newport Beach #2: 121 Milford, Corona Del Mar #3: 10 Midsummer, Newport Coast (#1 = Bayfront Duplex with Boat Dock & Beach) (#2 = Ocean View Custom SFR Under Construction) (#3 = Ocean View Custom SFR Home Site)	Market Value and Distressed Value	Multiple Retrospective Values \$3.1 million to \$6.2 million	Orange County Superior Court-Central Justice Center 700 W Civic Center Drive, Santa Ana, CA Department C33 Trial Testimony October 2-3 2017	Hon. James Crandall Judge Presiding Bench Trial	Complaint(s): <i>Fraud</i> <i>Breach of Fiduciary Duty</i> <i>Disassociation From Partnership</i> <i>Disassociation of LLC</i> <i>Recission of Settlement Agreement</i>	17-091 17-092 17-093