

QUALIFICATIONS OF ORELL C. ANDERSON, MAI, FRICS, ASA

Orell Anderson specializes in real property damage economics and property value diminution on a local to global basis and has worked on some of the most notable climate, environmental, social justice, and terrorist cases in recent times.

In 2014 Mr. Anderson founded Strategic Property Analytics Inc., a forensic consulting firm that specializes in real property damages. For 15 years prior to this he was a member of Bell, Anderson & Sanders LLC, a boutique firm focused on real estate damages. Before that he helped establish the real estate damages practice at PricewaterhouseCoopers. Mr. Anderson is Co-chair of the American Bar Association's (ABA) Environmental Litigation Sub-Committee on Damages and Eminent Domain, as well as a member of the Environmental & Energy, Mass Torts, and Products Liability Litigation Committees' Joint Regional CLE Program Planning Committee. He is the past Chair of the International Right of Way Association's (IRWA) Valuation Community of Practice and two-time president of IRWA's Chapter 67 (Orange County). Anderson holds the MAI designation from the Appraisal Institute. He is a Chartered Surveyor and holds the FRICS (Fellow) designation from the Royal Institution of Chartered Surveyors and holds an ASA designation (Accredited Senior Appraiser) from the American Society of Appraisers. He is a member of the International Right of Way Association, the Forensic Expert Witness Association and Lambda Alpha International.

As a qualified forensic expert, Mr. Anderson has been retained in hundreds of cases and has testified in federal and state courts. He also volunteers on special taskforces for major real estate fraud for the Los Angeles district attorney's office and is dedicated to his practice in real property damage economics, valuation, and strategic analytics. He has a working knowledge of five languages and is a frequent speaker, instructor, and writer, as well as an enthusiastic street photographer.

Mr. Anderson is the contributing author of the book, *Real Estate Damages*, as published by the Appraisal Institute and is also a developer and instructor of courses and continuing education offerings for the ABA, AI, IRWA, and the ASA among others. *The Appraisal of Real Estate* sites him as the source for further reading of USPAP's Advisory Opinion 9: The Appraisal of Real Property That May Be Impacted by Environmental Contamination.

Mr. Anderson was the recipient of the IRWA's Mark A. Green Award for Journalistic Excellence and Outstanding Contribution to Right of Way in 1999 and was recognized as Southern California's first National Volunteer of Distinction by the Appraisal Institute in 2012.

ORELL ANDERSON, MAI Mr. Anderson is a valuer and expert forensic consultant with extensive experience in appraisal, diminution-in-value and litigation support matters 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 – Three years
Human and Organizational Systems; Behavioral / Social Economics

Graduate Studies:

California State University Long Beach: MA Degree - Sculpture

Undergraduate Studies:

Brigham Young University: BA Degree - Economics

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, 2013, 2014, 2015), CLIMB 2016-2025 Instructor Development.

2016 – 2019 IRWA CLIMB Certified Instructor for courses: 400 - Principles of Real Estate Appraisal, 402 - Introduction to the Income Capitalization Approach, 403 - Easement Valuation, 409 - Integrating Appraisal Standards, 410 - Reviewing Appraisals in Eminent Domain, 417 - The Valuation of Environmentally Contaminated Real Estate, 421- The Valuation of Partial Acquisitions, 431 - Problems in the Valuation of Partial Acquisitions, 603 - Understanding Environmental Contamination in Real Estate

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; Lodging; 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, 2015, 2016, 2017, 2019, 2020, 2021); 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 Annual 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 (1994-2022; The Appraiser’s Complete Review; Advanced Income Real Estate Appraisal, Special Purpose Properties. Stats, Graphs & Data Science; ABA Section of Litigation Annual Conference (1999, 2009, 2010, 2018).

MEMBERSHIPS AND
LICENSES

Member - Appraisal Institute - MAI Designation (M11435)
Member - Lambda Alpha International, Land Economics Society
Member - International Right of Way Association (06755305)
Member - American Society of Appraisers (122975) Accredited Senior Appraiser
Fellow - Royal Institute of Chartered Surveyors (874262)

Member - Forensic Expert Witness Association
Associate Member - American Bar Association
Litigation Section
Environment, Energy, and Resources Section
Expert Witness, Construction, Land Use
California - Certified General RE Appraiser (AG025180)
Utah - Certified General RE Appraiser (5463639-CG00)
Texas - Certified General RE Appraiser (1380675)
New York - Certified General Real Estate Appraiser (46000053336)
Utah - Appraiser Instructor, Active License (5463639-AI00)
Michigan - Certified General RE Appraiser (1201076252)
Washington - Certified General Real Estate Appraiser (9102364)
Florida - Temporary Permit (TP8741)
Guam - Temporary Certified General Real Estate Appraiser (A99-332429)

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, Federal Court of Australia, 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, Tennessee, Ohio, Massachusetts, Texas, Wisconsin, and Washington.

SELECTED COMMITTEES

Appraisal Institute's Litigation Seminar Co-chair (1994 and 1995)
Appraisal Institute's SoCal Market Trends Seminar; Chair (1994 - 2023)
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 (2002-2004)
SCC of the Appraisal Institute, Executive Board Member
Secretary and Treasurer (2006 - 2007)
ABA Section of Litigation, Environmental Litigation Committee,
Contaminated Property Sub-Committee (2002 – 2005)
Co-chair Damages Sub-Committee (2003 – 2018, 2020-2023)
Co-chair Eminent Domain Sub-Committee (2007 - 2023)
Co-chair Expert Witness Sub-Committee (2019 - 2023)
ABA Environmental & Energy, Mass Torts, and Products Liability
Litigation Committees' Joint Regional CLE Program; 2020-2023
Planning Committee Member
ABA Section of Litigation, Expert Witness Committee,
Co-chair - Programming (2013)
IRWA Environmental Community of Practice (2003 - 2019)
IRWA Valuation Community of Practice (2003 - 2019)
IRWA Chapter 67 Executive Board Member (2000 - 2015)
IRWA Chapter 67 - President (2004 & 2007)
IRWA Chapter 67 - Valuation Chair (2017 & 2018)

IRWA Chapter 67 - Spring Forum 2018 Co-chair
IRWA Region I International Valuation Committee Chair (2004 - 2013)
IRWA International Valuation Committee Secretary (2006 - 2010)
IRWA International Valuation Committee Vice-chair (2010-2012)
IRWA International Valuation Committee Chair (2012-2014)
US EPA Superfund Task Force: Final Report Recommendations, ABA
SEER Environmental - Superfund and Natural Resource Damages
Litigation: Making It Concrete -- EPA Sessions 2020

PROBONO

Bruce's Beach, Manhattan Beach, CA; Inverse condemnation matter involving the valuation of a property taken over a century ago from a Black family in a campaign by the city against the Black community.

Bellmont Learning Center, Los Angeles, CA; Criminal matter involving LA County District Attorney's (LADA) office and civil and criminal investigations around environmental testing of a 34-acre Los Angeles Unified School District (LAUSD), high school site. The probe revealed the presence of poisonous hydrogen sulfide and methane in the soil and potential health risk to students.

World Trade Center Site – New York; Highest and best use and diminution in value study for the Lower Manhattan Development Corporation (an entity created by the City and State of New York) to determine the value of the WTC site in the aftermath of the September 11th, 2001, tragedies.

Beaudry Building, Los Angeles, CA; LAUSD purchased a 29-story triangular building, built in 1980, from Bank of America in 2001. The LADA opened a fraud investigation in March 2003 into whether LAUSD had overpaid for its new headquarters building to bail out private investors.

PUBLICATIONS

Co-author; PFAS Contamination and Residential Property Values: A Study in Five US Sites within the Assessment Stage of the Remediation Lifecycle; II Quarter 2022, *The Appraisal Journal*, Appraisal Institute, Chicago, Illinois

Author; Remediation Lifecycle & Environmental Class Actions; Spring/Summer 2020, Monograph, *Environmental & Energy Litigation*, Section of Litigation, American Bar Association, Chicago, Illinois

Co-author; Measuring the Geographic Extent of Contamination Impacts in Class Action Litigation; September 2019, *Environmental & Energy Litigation*, Section of Litigation, American Bar Association, Chicago, Illinois

Co-author; Contamination and Condemnation - When Contamination is Discovered During Condemnation of a Property Through Eminent Domain, Many Legal Questions Arise; June 2019, Monograph, *Environmental & Energy Litigation*, Section of Litigation, American Bar Association, Chicago, Illinois

Author; Valuation of Properties Potentially Impacted by PFAS; Spring 2019, Practice Points, Monograph, *Environmental & Energy Litigation, Section of Litigation, American Bar Association, Chicago, Illinois*

Co-author; A Hedonistic Approach to Just Compensation: Understanding This Statistical Method; January/February 2019, *Right of Way, International Right of Way Association, Torrance, California*

Co-author; Value Assurance Programs and Environmental Contamination: Assessing the Impact; Summer 2018, Vol. 2 No. 3, Monograph, *Environmental & Energy Litigation, Section of Litigation, American Bar Association, Chicago, Illinois*

Co-author; Emerging Contaminants: Valuation Issues Linked to Perfluorinated Chemicals (PFOS/PFOA, C8, GenX); Spring 2018, Vol. 2 No. 2, Monograph, *Environmental & Energy Litigation, Section of Litigation, American Bar Association, Chicago, Illinois*

Author; Do What You Love – The Many Joys of a Rewarding Profession; September-October 2017, *Right of Way, International Right of Way Association, Torrance, California*

Co-author; The Effect of High-Voltage Overhead Transmission Lines on Property Values - A Review of the Literature Since 2010; Summer 2017, *The Appraisal Journal, Appraisal Institute, Chicago, Illinois*

Co-author; Hedonics, Litigation and Property Value Diminution; Summer 2017, Vol. 1 No. 4, Monograph, *Environmental & Energy Litigation, Section of Litigation, American Bar Association, Chicago, Illinois*

Co-author; Superfund Sites and Property Value Diminution; Spring 2017, Vol. 1 No. 3, Monograph, *Environmental & Energy Litigation, Section of Litigation, American Bar Association, Chicago, Illinois*

Co-author; The Value of a View – Quantifying the damages of a view once seen; March-April 2017, *Right of Way, International Right of Way Association, Torrance, California*

Author; The Role of Intuition - Blending knowledge, experience and creativity in complex appraisals; November-December 2016, *Right of Way, International Right of Way Association, Torrance, California*

Author; What's Wrong with the Larger Parcel; March-April 2016, *Right of Way, International Right of Way Association, Torrance, California*

Author; Practical Advice from a Practical Appraiser; November-December 2015, *Right of Way, International Right of Way Association, Torrance, California*

Author; Basics of Appraising Contaminated Property; March, 2015 Vol. 17 No. 2, Monograph, *Environmental Transactions and Brownfields (ETAB) Committee, Section of Environment, Energy and Resources, American Bar Association, Chicago, Illinois*

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*

Reviewer; Analyzing the Effects of Environmental Contamination on Real Property Values, as developed by Dr. Thomas O. Jackson; 2009, Reviewer – one day course and 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, 2nd Ed.; by Randall Bell; 1997, *Mélange Media Corporation – Denver, Colorado*

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

TREATISES

Contributing-author; Environmental Litigation, 2nd Ed., Unpublished; 2019; *Environmental & Energy Litigation, Section of Litigation, American Bar Association, Chicago, Illinois*

Contributing-author; Corridor Valuation: An Overview and New Alternatives; 2019, *Appraisal Institute, Appraisal Institute of Canada, and International Right of Way Association, Chicago, Illinois*

Contributing-author; Real Estate Damages: An Analysis of Detrimental Conditions; 3rd Ed., by Randall Bell, MAI; 2016, *Appraisal Institute, Chicago, Illinois*

Contributing-author; Valuing Contaminated Properties: An Appraisal Institute Anthology, Volume II; Editor Richard Roddewig, MAI; 2014, *Appraisal Institute, Chicago, Illinois*

Book Review, Unpublished; Brownfields: A Comprehensive Guide to Redeveloping Contaminated Property; 3rd 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, 2nd Ed., 2010, *Appraisal Institute, Chicago, Illinois*

Coauthor and Principal Technical Adviser; Real Estate Damages: An Analysis of Detrimental Conditions; 2nd 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

ABA Section of Litigation, Environmental & Energy Litigation Committee: 2022 Virtual Joint Regional CLE Program; "Infrastructure and Redevelopment: If You Build It, You Must Maintain It " January 27-28, 2022; Co-Developer and moderator, American Bar Association, Chicago, IL

ABA Section of Litigation, Environmental & Energy Litigation Committee: 2021 Virtual Joint Regional CLE Program; “Remote Trials and Their Tribulations: Practical Realities, Challenges, and Lessons Learned With the onset of the COVID-19 pandemic.” January 28, 2021; Co-Developer and moderator, American Bar Association, Chicago, IL

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 (1994-2021).

ABA Section of Litigation Environmental & Energy Litigation Committee: “Impacts of COVID-19 on Federal and State Enforcement Actions and Clean-Ups.” Virtual roundtable Co-Developer and Panelist, May 2020; American Bar Association, Chicago, IL

2020 ABA Environmental & Energy, Mass Torts, and Products Liability Litigation Committees' Joint Regional CLE Program: Co-Organizer, The Westin Snowmass Resort, CO

2020, 27th Annual Los Angeles / Orange County Real Estate Market Trends Seminar. Event Chair, Cerritos, CA

2020 Winter Session: Fielding Graduate University School of Leadership Studies, HOD and EDD Programs: “Disaster and Post Traumatic Growth (Environmental, Crime Scenes, and Natural Disaster).” Co-Developer and Panelist, Santa Barbara, CA

2020 ABA Section of Litigation Environmental & Energy, Mass Torts, and Product Liability Litigation Committees’ Joint CLE Seminar: Environmental & Energy Breakout: “PFAS: Forever Chemicals That Are Everywhere, Even Courthouses.” Co-developer and Panelist, Aspen, CO

2019 ABA Section of Litigation Environmental & Energy, Mass Torts, and Product Liability Litigation Committees’ Joint CLE Seminar: “Measuring Post-Remediated Environmental Stigma: Lessons from Recent Products & Environmental Litigation.” Moderator, Laguna Beach, CA

The Effect of High-Voltage Overhead Transmission Lines on Property Values, Speaker with Sandy Bond, PhD, Director, Real Estate and Land Use Institute at California State University, Fullerton, March 2018; Southern California Chapter Appraisal Institute, Irvine, CA

Eminent Domain and Valuation Seminar; Speaker, March 2018; International Right of Way Association, San Diego, CA

Corridor Valuation Seminar: Developer and Presenter; March 2017; Title and Corridor Valuation, a Brief Overview; International Right of Way Association Conference, Baltimore, MD

2016 Annual Condemnation Symposium - Condemnation Appraisal for Public Utilities: A Review and Critique of Regression Analysis; Developer and Speaker with Robert Roth Esq. Niebler, Pyzyk, Roth & Carrig, LLP and James Sanders, MBA, Real Estate Appraisal Litigation; Wisconsin Chapter of the Appraisal Institute, Marquette University Law School, Milwaukee, WI

2015 Annual Litigation Conference - How to Conduct an Admissible Survey; Developer and Panel Speaker with Mark D. Johnson, Esq. Snell & Wilmer LLP, Rick E. Rayl, Esq. Nossaman LLP and Jack Williamson, Ph.D. Almost Convex Economics LLC; Southern California Chapter Appraisal Institute, University of Southern California, Los Angeles, CA

2015 Annual Spring Litigation Conference - Surveying the Landscape: How to Conduct an Admissible Survey; Speaker with Charles (Chuck) A. Hansen, Esq., Partner at Wendell Rosen Black & Dean LLP, May 2015; Northern California Chapter Appraisal Institute, Filoli Gardens, Woodside, CA

2015 Spring Appraisal Conference - Attaching and Defending a Tax Appeal; Speaker, April 2015; Society of Certified Appraisers, San Diego, CA

Dirty Little Secrets: Part D'eaux, 47th Annual Litigation Seminar Developer, Speaker and Moderator with Paul White, Esq. Partner at Tressler and K. Erik Friess, Esq. Partner at Allen Matkins. A discussion with California legal experts on significant issues related to real valuation in trial proceedings and how residential and commercial real estate experts can provide successful support; November 2014; Southern California Chapter of the Appraisal Institute, Los Angeles, CA

2014 Annual Fall Conference; Real Estate and Appraisal Symposium - Real Estate and the Environment, Special Expertise: Speaker, September 2014; Northern California Chapter of the Appraisal Institute, San Francisco, CA

Appraisal Institute's 16th Annual Summer Conference - Special Purpose Properties: Developer, Speaker and Moderator with Keith E. McCullough, Esq. Shareholder at Alvarado Smith and Mark D. Johnson, Esq. Partner at Alston & Bird; July 2014; Southern California Chapter of the Appraisal Institute, Los Angeles, CA

Dirty Little Secrets - Valuing of Contaminated Properties for Litigation: A discussion with national legal experts on current issues related to real estate valuation in trial proceedings and how residential and commercial real estate experts can provide successful support. Developer, Speaker and Moderator for an international CE session with James P. Ray, Partner; Robinson & Cole; Jeffrey (M.) Pollock, Partner at Fox Rothschild; Rick

E. Rayl, Partner at Nossaman, LLP; June 2014; International Right of Way Association 60th Education Conference, Hartford, CT

How to Get from Here to There? Corridor Valuation & Analysis: Developer and Presenter; June 2014; International Right of Way Association 60th Education Conference, Hartford, CT

Understanding Environmental Contamination in California Real Estate: Developer and Presenter; March 2014; Capistrano Valley High School Advanced Placement Environmental Science, Saddleback Unified School District, Mission Viejo, CA

Pilot Presentation: Dirty Little Secrets - Valuing of Contaminated Properties for Litigation and How to Get From Here to There? Corridor Valuation & Analysis: Developer and Presenter; February 2014; International Right of Way Association, Inland Empire Chapter 57, Riverside, CA

Valuation of Properties with Detrimental Conditions: Developer and Presenter; March 2014; Society of Auditor – Appraisers, Southern California Chapter, CA

Real Estate Damages: Super Fun, Part Takes and the Malibu Factor: Developer and Presenter of a one-day seminar; October 2013, Appraisal Institute, Lake Tahoe Chapter, CA

Carving Out Your Legal Niche: Do's and Don'ts of Litigation Support: Developer, Speaker and Moderator; National CE Webinar 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; October 2013; Appraisal Institute

Detrimental Conditions in Real Estate; Disasters and Climate Conditions, Eminent Domain - Corridors and Proximity Damages: Author, Developer and Facilitator, one-day Seminar, October 2013; Appraisal Institute, Lake Tahoe, NV

Changing Our View of Damages: Co-Presenter with Charles Stormont, Utah Assistant Attorney General's Office and Raymond Bennett, Utah Department of Transportation; June 2013; International Right of Way Association 59th Education Conference, Charleston, WV

Eminent Domain Update - Current Cases and Valuation Issues: Co-Presenter with John Murphy, Murphy & Evertz, Greater Orange County Area, CA; June 2013 International Right of Way Association 59th Education Conference, Charleston, WV

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.

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	Low-Income Housing
Manufacture Home Parks	Temporary & Permeant Easements
Apartments	Condominium Development
Skilled Nursing Home	Auto Dealerships
Ranches	Conservation
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
	Agency Properties	Mining and Related Uses
	Historical RR Uses	Public Right of Way and Fiber Optics
	Quarries	Green Fields
	Hotels	Submerged Lands
	Oil and Gas	Emerging Contaminants
	Rural Residential	Agricultural Land
	Mitigation Land	Others...
INTERESTS APPRAISED	Fee Simple Interest	Leased Fee Interest
	Lease Hold Interest	Sandwich Interest
	Majority Fractional Interest	Minority Fractional Interest
	Possessory Interest	Free Hold Interest
PURPOSE OF APPRAISAL	Just Compensation	Class Actions
	Portfolio Evaluation	Public Hearings
	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	Public Projects
	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

Strategic Consulting	Arbitration
Solar Energy	Wind Energy
Corridors	Transportation
Fires	Global Warming
NRDA	Retrospective/Prospective

JURISDICTIONS

California	Hawaii
Oregon	Utah
Pennsylvania	Wisconsin
Missouri	Washington
Texas	Ohio
New Jersey	Guam
Louisiana	Kentucky
Nevada	New York
Canada	Minnesota
Colorado	Arizona
Vermont	Republic of Marshall Islands
NSW, Australia	QLD, Australia
NT, Australia	Tennessee
Michigan	Florida
Massachusetts	

SELECTED ASSIGNMENTS

PFAS Contamination - Australia: Diminution in value studies related to the privately-owned residential properties in and around Williamtown, New South Wales, Oakey, Queensland and Katherine, Northern Territories due to the presence of a class of emerging contaminants known as perfluorinated substances (PFAS) migrating from adjacent air force bases (Commonwealth of Australia, Department of Defense).

Stringfellow Acid Pits: Determined the diminution in value on non-source properties. The U.S. government passed the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), or the Superfund Act due to the three incidents, the Love Canal (NY), Times Beach (MI) and Stringfellow Acid Pit (or Sewergate-CA) because parties responsible to clean up the chemical waste dumps could generally not be located or were not able to pay for it. Stringfellow is one of the three most notorious superfund sites in U.S. history.

United Flight 93 Crash Site: Diminution in value study related to inverse condemnation related to the coal mining fields where Flight 93 crashed on September 11th.

Bikini Atoll Nuclear Testing Sites: Nuclear Claims Tribunal to determine the damages caused by radioactive contamination and nuclear fallout as a result of nuclear testing on the Bikini Atoll in the Marshall Islands. This is the largest environmental contamination case in the history of the world. Involved radioactive, cultural resource and natural damage issues.

Crime Scene Stigma and Tragedy: Worked on economic damages caused by various crime scenes, including the Jon Benet Ramsey house, the Heaven’s Gate Mansion in Rancho Santa Fe, the OJ Simpson and Nicole Brown Simpson Condominium, among others.

FBI Identified Terrorist Target: Calculated the damages caused to an iconic vacation retail facility in Southern California that had been identified by the FBI as an international terrorist risk target in the aftermath of the attacks of September 11, 2001.

Hurricane Katrina: The Murphy Oil Spill case in the aftermath of Hurricane Katrina, which resulted in oil contamination over substantial portions of Saint Bernard's Parish in the aftermath of the hurricane.

Underground 500 kV Transmission Line, CA: First U.S. diminution in value study of the impact of a proposed subterranean transmission line corridor on residential values.

Property Value Diminution and Photovoltaic Solar Facilities, AZ: First U.S. (and global, based on scholarly literature review) econometric study of an adjacent solar energy project (crystalline solar panels) on residential housing prices.

Moorhead Economic Development Authority v. Anda, MN: 2010 eminent domain case of the year involving the taking of post remediated, environmentally contaminated property. Retain as rebuttal witness by the property owner.

Non-Source Explosive Soil Vapor Intrusion: Calculate damages related to off-site petrochemical oil plume migration causing flammable soil vapor and associated fire/explosion risk in buildings in NYC.

Lennar LNR Bankruptcy: Appraisal and review of a \$2.2b portfolio of numerous subdivisions and commercial developments in California, New Jersey, Florida, Texas, Nevada and Arizona for bankruptcy purposes.

BFI Landfill – Los Angeles Area: Estimated the value of on operating landfill as if with and without permits and as of three historical dates. This is one of the largest operational landfills in the Los Angeles area.

Unlicensed Landfill - Wilmington, CA: Evaluate the property as surface use only. Portions of the site are leased as an auto dismantling yard, radio transmission towers, and oil production.

Staples Center: Retained by the City of Los Angeles to appraise numerous parcels being acquired through eminent domain for the assemblage and development of the Staples Center.

100-unit townhome, condominium project, Oakland, California: Diminution in value study related to a site formerly owned and used by Shell as a fuel distribution petroleum. Related chemicals remained in the soil, soil gas and groundwater beneath the development.

Carousel Oil Tank Farm, Carson, California: PVD study of the environmentally contaminated Carousel housing tract in California, which sits on a former Shell Oil Co. and Dole Food Co., tank farm that left significant amounts of petroleum a few feet below the neighborhood's 285 homes. Vapor intrusion issues.

NL Industries (National Lead), Sayreville, New Jersey: Study related to eminent domain procedures and soil and sediment pollution in Raritan River and NY harbor. Constituents of concern include radionuclides, heavy metals, polyaromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs).

Napalm & Agent Orange: Former Dow Chemical manufacturing facility, Torrance, California; Partial taking of land impacted by hazardous waste such as dioxins, by the City of Torrance.

Burns Bog, Vancouver Canada: Expropriation for a new highway involving the ecological integrity of the largest domed peat bog in the world and contamination from an adjacent landfill. As part of the 2010 Winter Olympics bid, the British Columbia provincial government authorized an upgrade of Highway 99 to accommodate greater traffic loads, widening the highway and adding a concrete divider. Starting in 2002 a large section was upgraded between Squamish and Whistler Ski Resort.

Sour Gas Quintanilla/Paloma Ranch, Texas: Analysis of impaired values and diminution attributed to the injection of fluids containing hydrogen sulfide into the earth's crust as part of an oil and gas refinery operation.

Hoyt Street Railyard - Burlington Northern Santa Fe (BNSF), Portland, OR: Diminution in value study related to soil and groundwater contamination in the Northwest Industrial Area of downtown, which was to be redevelop as a high-density, mixed-use neighborhood, with parks as part of the city's River District.

Dole Pineapple Plantation - Hawaii: Computed the diminution in value, if any, resulting from the State's largest contamination case involving pesticides.

Monsanto: A case where toxins were illegally disposed in a creek and spread throughout a town. Many homes, churches, businesses, and schools were deserted or razed.

Whittaker Bermite: Analyzed the effect of unexploded ordinance and perchlorate contamination on 1,000 acres of undeveloped land.

ATK Rocket Facility: Worked on the effect of perchlorates and other chemicals on rural residential property values. The facility produces solid-fuel rocket bodies for the Space Shuttle. The contamination impacts the air and soils surrounding the facility.

Northridge Earthquake: Consulted in estimating the damages to numerous properties in several cases resulting from the earthquake. One assignment included determining the diminution in value to fourteen high-rise properties in downtown Los Angeles due to weld fracturing and alleged construction defects.

Civil Unrest - LA Riots: Analyzed fire damages to numerous properties in one of the worst civil uprisings in the history of the United States.

Milwaukee Baseball Stadium: Studied the impact on proposed development resulting from a superfund site associated with a baseball stadium. Field research involved visiting and

documenting the surrounding uses at every major-league baseball stadium in the United States and Canada.

Disneyland: Examined the part-take damages caused to Disneyland as a result of a freeway widening project.

Getty Museum: Determined the diminution in value, if any, to a neighboring property nearby the newly constructed Getty Museum in Los Angeles.

Avila Beach Oil Spill. Computed damages caused by a 300,000-gallon spill. According to a front-page article in the Los Angeles Times, Avila Beach is one of California's largest contamination cases.

Via Estoril Landslides in Laguna Niguel: Diminution in value study related to a sudden 125-foot landslide that destroyed seven ocean-view homes.

Nebraska Floods: Worked on estimating damages caused by residential construction within a flood zone.

Airport Noise Diminution in Value Study: Estimated the diminution in value caused by the proposed construction of an airport California.

Oil Refinery: Diminution in value study related to a leaking oil refinery over several decades in an industrial area in Los Angeles Harbor.

New Jersey Durham Woods Pipeline Explosion: Researched the attributes of market resistance (stigma) associated with a catastrophic pipeline explosion that destroyed eight apartment buildings.

Hawaii Tank Farm Leak: Diminution in value resulting from a tank farm leak in Maui, Hawaii. Retained by Chevron, Shell, and Unocal.

Little Gas Shack Oil Spill - Kauai, Hawaii: Estimated the damages, if any, caused to multiple commercial properties because of a gasoline and oil spill in a resort bay.

LA Metro Mall Landfill: Estimated the effect of an encapsulated landfill on present and future commercial property values. The proposed retail development was to have been constructed on top of a contaminated solid waste landfill.

CORRESPONDENCE

Orell Anderson, MAI
President
Strategic Property Analytics, Inc.
28202 Cabot Road, Suite 300
Laguna Niguel, California 92677
(949) 235-0116 (direct)
E-mail: Orell@StrategicPropertyAnalytics.com

"Enjoying complex litigation support and valuation. Private and public representation in real property damage economics. Enthusiastic artist, photographer, and collector of ancient Viking artifacts."