

## Curriculum Vitae

### **WARREN K. HOPPKE, SRPA, 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 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 and San Bernardino County Superior Court, United States Bankruptcy Court, 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.

## 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

Member Appraisal Institute – SRPA

Licensed Real Estate Broker State of California Lic.#00511330

Member of Southern California Chapter Appraisal Institute

Member of Socal Multiple Listing Services

Member of Pacific West Association of Realtors

Experience Review Panel – Appraisal Institute

Senior Member American Society of Appraisers - ASA

## Employment Experience:

### Arthur Turner & Associates Investment Brokers

Investment Sales of Apartment Buildings

### Martin & Associates Industrial Brokers

Sales & leasing of Industrial & Commercial Real Estate

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

Responsible for all North Orange County & 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](http://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, 4<sup>th</sup> Qtr. 2008

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

Also article was published in [AppraisalScoop.com](http://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

9<sup>th</sup> 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

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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

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## 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

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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

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, Ca  
Del Taco, Fullerton, California  
McDonalds, Arleta, CA  
Der Wienerschnitzel  
Westminster, 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

## 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

## 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

## 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

## 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

## 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  
Religious facilities in various cities throughout Southern CA

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

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

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.