



Curriculum Vitae

WARREN K. HOPPKE, SRPA

SENIOR REAL PROPERTY ANALYST

EXPERIENCE

Mr. Hoppke is a Member of the Appraisal Institute, a Senior Real Property Analyst, and a Licensed California State Certified General Real Estate Appraiser. He has over 30 years experience in the field of commercial, industrial, and residential real estate. A graduate of California State University, Long Beach with a Bachelor of Science Degree in Real Estate Finance. He is also a licensed Real Estate Broker in the State of California. Clients have included the Federal Deposit Insurance Corporation (FDIC), Attorneys, Builders, Corporations, City Governments, Trusts, Banks, Credit Unions, and Savings & Loans. His residential appraisal and review experience includes over 15,000 both proposed and existing properties, single family residences, trophy luxury residential acreage estates, proposed custom homes, subdivision analysis and entitlement valuations, ocean front and ranch estates, large acreage parcels, easements, landslide, geological foundation issues, cracked slab, encroachments, construction defects, diminution in value, date of death retrospective valuation, and vacant land including highest and best use analysis. His commercial and industrial appraisal experience includes appraisals and review appraisals on both proposed and existing commercial and industrial properties; 100,000 square foot proposed racquetball facility in Los Angeles, a Sheraton Hotel, a proposed marina area in Newport Beach, a hotel & casino in Nevada, 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, restaurants, hospital sites, convalescent hospitals, car dealerships, professional office, medical office, and numerous other special use commercial properties. As a real estate expert he has testified in Orange County and San Bernardino Superior Court, United States Bankruptcy Court, and before the Assessment Appeals Board, Orange County California. A partial listing of attorney clients: Tredway, Lumsdaine & Doyle, Wagge Law Firm, Miller, Jacobs & Phillips, Law Office of Odalis Suarez, Law office Robert Clemons.

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

Awarded the SRPA Designation in 1990.

Appraisal Institute (AI)

120 Appraisal Procedures

310 Basic Income Capitalization

410 Standards of Professional Practice

420 Business Practice & Ethics

430 Appraisal Curriculum Overview

610 Alternative Uses and Cost Valuation Mixed Use Properties

700 Appraiser As An Expert Witness

777 Market Analysis & Site To Do Business

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

1B-A Capitalization Theory Part A

1B-B Capitalization Theory Part B

2-1 Case Studies in R. E. Valuation

10 Market Research Analysis

2-3 Standards of Professional Practice

2-2 Valuation Analysis & Report Writing

CCIM Institute – Experts in Commercial Investment Real Estate

CI 101 Financial Analysis For Commercial Investment Real Estate

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 1988

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

Associates in Arts Degree- Business Administration at Orange Coast College - Costa Mesa, California

Licenses, Affiliations, Memberships, Certifications

California State Certified General Real Estate Appraiser
Licensed Real Estate Broker State of California
Member of SoCal Multiple Listing Services
Member of MLS Alliance
Member of Employee Relocation Council (ERC)
Experience Review Panel – Appraisal Institute

Member Appraisal Institute – SRPA
Member of Southern California Chapter Appraisal Institute
Member International Right of Way Association
Member of Pacific West Association of Realtors
Member American Society of Appraisers - ASA
CCIM Institute CCIM Designation Candidate Member

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, John Metcalf, MAI, Edward Parr, MAI, SREA

Independent Fee Appraiser

Residential, Apartments, & Commercial Real Estate Appraisals
FDIC, Attorneys, Banks, Builders, Savings Banks, Municipalities

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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, California
United States Bankruptcy Court, Central District, California
Assessment Appeals Board, Orange County, California
San Bernardino Superior Court – Rancho Cucamonga

Publications:

"The Sell Off of Commercial Real Estate Begins", Valuation Magazine, Appraisal Institute, 4th Qtr. 2008

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

Also article was published in 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:

Stigmatized Properties and Real Estate Damages – Appraisal Institute

Forecasting Revenue Commercial Property – Appraisal Institute

16th Annual Los Angeles/Orange County Market Trends Seminar – Appraisal Institute -2009

Analyzing Sales Contracts – 2009 – Appraisal Institute

USPAP Update Course 2008 – Appraisal Institute

Appraisal Challenges: Declining Markets and Sales Concessions – Appraisal Institute 2009

Statistics Review & Appraisal Applications – Appraisal Institute

16th Annual LA/Orange County Market Trends Seminar – 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

9th 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

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Project Construction & Materials – University of California Irvine
Fundamentals of Marketing for Light Commercial & Industrial
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:

OFFICE BUILDINGS:

Mission Falls Business Park Los Angeles, California	33,000 sq. ft. Office Building Los Angeles, California
70,000 sq. ft., R & D Facility Northridge, California	Proposed Medical Building Hollywood, California
3 story R & D Office Park Warner Park Center Woodland Hills, California	13 Story Office Complex Subterranean Parking Los Angeles, California
4 story Office Complex Los Angeles, California	SBE Financial Office Building Huntington Beach, California
Medical Professional Building Monterey, California	Scripps Corporate Plaza Scripps Ranch, California
Genesis Property Building Los Angeles, California	60,000 sq. ft. Office Building Los Angeles, California
51,000 sq.ft. Office Building Milpitas, California	Myer Center Pleasanton Office Pleasanton, California
51,660 sq.ft. Medical Office Corona, California	Proposed Office Anaheim, California
Proposed R & D Park (Leasehold) Los Angeles, California	4 Story Moorpark Office Plaza San Jose, California
Rancho Park Office Complex Rancho, California	Proposed Medical Office Arcadia, California

HOSPITAL SITES, PRIVATE COLLEGES & UNIVERSITIES:

Vanguard University – Over 30 Buildings Library, Office Buildings
Academic Centers, Gymnasium, Mid-Rise Dormitories, Book Store,
Restaurant, Chapel, Admissions, Music Studios, Natural Science
Buildings, Classrooms, Fine Arts, Lyceum Theater, Social Sciences,
Costa Mesa, CA

Robert F. Kennedy Hospital Site
Hawthorne, CA

Off Site Vanguard Center – 4 Dormitory Buildings
Costa Mesa, CA

Trade School
Anaheim, 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

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
Level C Market Analysis & Highest & Best Use Analysis
116 unit Planned Unit Development
Hawthorne, CA

Proposed 368 unit Subdivision
Sunnymead, California
296 unit Apartment Subdivision
Bellflower, California
231 unit Subdivision
Indio, California
Proposed 192 unit Townhouse
Ontario, California

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

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

HOTELS & MOTELS:

Sheraton Hotel, 298 rooms
City of Industry, California
69 room Tru-Value Inn
Fountain Valley, California
190 room Hotel
Los Angeles, California
157 room Motel
Grover City, California
90 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
Proposed 78 room Hotel/Restaurant
Los Angeles, California
70 room Comfort 6 Motel/Cabaret
Anaheim, California

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Destination Resort Hotel and
Convention Ctr, La Quinta, Ca.
Greentree Inn, 114 Room Motel
San Simeon, 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 Murieta, 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

Rothchilds Restaurant
Newport Beach, California
Coco's Restaurant
Fullerton, California
Italian Restaurant
Encino, California

FAST FOOD CHAINS:

(13) Wendy's Restaurants
Including Asset Valuations
Naugles Fast Foods

Carl's Jr. Restaurant
Del Taco, Fullerton, 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

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
Religious facilities in various cities throughout Southern
California
Newport Mesa Christian Center
Leasehold Analysis
Costa Mesa, CA

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LARGE ACREAGE PARCELS:

850 acre Proposed Subdivision
Orange & Riverside Counties
319 acre Proposed Subdivision
590 acres
Lake Elsinore, California
360 acres
Kilauea, Kauai, Hawaii

2,700 acres Santa Barbara County
10 acres Commercial
Palmdale, California
582 acres of Residential Land
Riverside County, California
65 acres
Victorville, California

SPECIAL PURPOSE PROPERTIES:

AM/PM gas station/convenience store, Bell, California
Preschool, Bellflower, California

Landslide SFR Laguna Beach before & after Valuation
Easement & Encroachment Tujunga & Los Angeles

Industrial Landfill, Los Angeles, California
Waterfront Marina, Newport Beach, California
Business Valuation Wendy's Restaurants
Health Club Facility, Los Angeles, California
Fraternal Organization and Union Halls
Los Angeles, CA

Lumberyard, Monrovia, California
Proposed Movie Theater, Hemet, California
Golf Course, Palm Springs, California
Gas Stations throughout Southern California

TROPHY LUXURY HOMES & RANCH ESTATES

14,000 sq.ft. Luxury Estate
San Juan Capistrano, CA.
Van Dyke Estate
Los Angeles, CA.
Michael Jackson Estates
30,000 sq ft Luxury Equestrian Acreage Estate
Orange, CA

10,000 sq.ft. Proposed Estate
Corona Del Mar, CA.
8,000 sq.ft. Harbor Ridge
Harbor Ridge 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, 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.