

Orell Anderson, MAI



EDUCATION

Principal with Bell Anderson & Sanders LLCs, Real Estate Damages Practice. Mr. Anderson is experienced in valuation and diminution-in-value issues 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, construction defects, and tragedy.

QUALIFICATIONS OF ORELL ANDERSON, MAI

Graduate Studies:

California State University Long Beach: MA Degree

Professional Studies:

Appraisal Institute Classes:

Real Estate Appraisal Principles; Basic Valuation Procedures; Capitalization Theory, Parts A & B; Standards of Professional Practice, Parts A, B, and C; Advanced Applications; Report Writing & Valuation; Litigation Valuation Overview; Regression Analysis in Appraisal Practice.

International Right of Way Association:

Course 401 - The Appraisal of Partial Acquisitions.

Courses and Seminars:

Operating Expenses; Offices, Shopping Centers, Industrial Properties, Apartments; Demonstration Report Writing; Litigation; Market Trends; The Appraiser's Complete Review; Advanced Income Real Estate Appraisal; 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; Environmental Insurance; Innovative Remedial Technologies for Contaminated Property; Real Estate Disclosure Module – Commercial, Industrial and Residential, Natural Resource Damages, and Personal Injury, Appraisal of Billboard

Signs; Appraisal of Partial Acquisitions; Environmental Insurance; Innovative Remedial Technologies for Contaminated Property; The Internet and the Appraiser; Litigation Seminar; Real Estate Disclosure; ABA Environmental Litigation Midyear Committee Meeting (99, 01, & 02).

Undergraduate Studies:

Brigham Young University: BA Degree

LICENSES AND MEMBERSHIPS

Appraisal Institute - MAI Designation (M11435)
Member - International Right of Way Association (06755305)
State of California - Certified General RE Appraiser (AG025180)
State of Utah – Certified General RE Appraiser (CG00058450)
Member - Orange County Forensic Consultants Association
Associate Member - American Bar Association
Associate Member - Orange County Bar Association

EXPERT WITNESS

Testified as an expert witness in Los Angeles County, San Diego County, Orange County, and Riverside County

COMMITTEES

Appraisal Institute Candidate Leadership Committee and
Chairman of its Education Committee ('94 and '95)
Co-Chairman of the Litigation Seminar ('94 and '95)
Co-Chairman Market Trends Seminar (95, 96, 97, 98, 99, 00, 01 & 2002)
IRWA Executive Board Member – Valuation (2000 & 2001)
IRWA Board Member – Secretary (2002)
SCC of the Appraisal Institute, Executive Board Member (2001 - 2002)

PUBLICATIONS

Author; Environmental Contamination: An Analysis in the Context of the DC Matrix; July 2001 *The Appraisal Journal*

Co-author; Condemnation in California, Redefining Damages for Partial Takings; Spring 1998, *Right of Way*

Contributing author and technical advisor; Real Estate Damages: An Analysis of Detrimental Conditions; by Randall Bell, MAI; 1999, *Appraisal Institute, Chicago, Illinois*

Research; Bell's Guide - The Comprehensive Real Estate Handbook, 2nd Ed.; by Randall Bell, MAI; 1997, *Melange Media*

Corporation – Denver, Colorado

SEMINAR
TECHNICAL ADVISOR

Detrimental Conditions Seminar: Technical advisor of a one-day seminar published and sponsored by the Appraisal Institute.

Real Estate Disclosure Seminar: Technical advisor of a one-day seminar published and sponsored by the Appraisal Institute.

Environmental Issues Seminar; Day One and Day Two: Technical advisor of a two-day environmental seminar published and sponsored by the Appraisal Institute (anticipated release is for the spring of 2001).

HONORS

The Mark A. Green Award for Journalistic Excellence and Outstanding Contribution to Right of Way: 1998-1999

PROPERTIES APPRAISED

- Office Buildings
- High-Rise Office Buildings
- Medical Buildings
- R & D Buildings
- Land – Acreage
- Land - Lots
- Subdivisions
- Single Family Residences
- SRO's
- Hotels
- Apartments
- Condominium Development
- Skilled Nursing Home
- Ranch
- Financial Buildings
- Industrial Buildings and Land
- Motel
- Restaurants
- Shopping Centers
- Strip Centers
- Mini Storage Facilities
- Master-Planned Developments
- Resort
- Townhouse Developments
- Swap Meet Sites
- Night Club
- Parking Lots
- Gas Stations
- Landfills
- Easements
- Subterranean Easements
- Temporary Easements

INTERESTS APPRAISED

- Fee Simple Interest
- Lease Hold Interest

- Majority Fractional Interest
- Leased Fee Interest
- Sandwich Interest
- Minority Fractional Interest

PURPOSE OF APPRAISAL

- Just Compensation
- Portfolio Evaluation
- Acquisition
- Investment Analysis
- Mortgage Lending
- Refinancing
- Absorption Studies
- Foreclosure
- Construction Loans
- Estate Settlement
- Condemnation
- Loan Review
- Litigation
- Tax Appeal
- Ground Lease Renewal
- Income Tax Appeal
- Review Appraisal
- Highest and Best Use
- Environmental Studies
- Litigation Support
- Market Trend Studies Negotiation
- Partnership Dissolution
- Redevelopment
- 24-Hour Retail
- Impact
- Stigma Assessment
- Detrimental Conditions
- Proximity Studies
- Eminent Domain
- Damage Calculations

AREAS OF APPRAISAL

- Los Angeles County
- Riverside County
- Orange County
- San Diego County
- Sonoma County
- Ventura County
- San Bernardino County
- Santa Barbara County
- Santa Clara County
- Portland, Oregon
- Maui County – Hawaii
- Oahu County – Hawaii
- Kauai County – Hawaii
- Seattle, Washington

- Salt Lake County, Utah
- Allegheny County, PA
- Fresno County, CA
- Republic of Marshall Islands

CORRESPONDENCE

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