

LITIGATION TESTIMONY EXPERIENCE OF STEVEN R. FONTES, MAI, CCIM

MISSION



VENUE

RETAINED ON BEHALF OF

CASE NUMBER

CASE NAME

PROPERTY LOCATION

DEPOSITION TESTIMONY

EMPLOYING ATTORNEY

EMPLOYING ATTORNEY FIRM

SAN BERNARDINO COUNTY, CA SUPERIOR COURT

DEFENDANT

CIVRS 1200081

LOVELAND BAPTIST CHURCH & CHRISTIAN CENTER &
BAPTIST CHURCH OF N. FONTANA V. AP-TRANSPARK, LLC

2970 INLAND EMPIRE BOULEVARD, ONTARIO, CA 92324

OCTOBER 2013

BARRY L. COHEN, ESQ.

BARRY L. COHEN & ASSOCIATES

SUBJECT PROPERTY



SUBJECT PROPERTY

INDUSTRIAL/OFFICE BUILDING FORMERLY USED BY CHURCH

DISPUTE

THERE WAS A DISPUTE OVER RENT, NON-PROFIT TAX CREDITS
AND TENANT IMPROVEMENTS.

TESTIMONY

MR. FONTES TESTIFIED AS AN EXPERT WITNESS TO A
RETROSPECTIVE MARKET RENTAL OPINION OF THE SUBJECT
BUILDING IN A "SHELL" CONDITION AS OF 09-08-05 AS WELL AS
A HYPOTHETICAL RENTAL OPINION AS IF FULLY BUILT OUT
WITH TYPICAL OFFICE TENANT IMPROVEMENTS AS OF 01-06-12.

