

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

MISSION



VENUE
RETAINED ON BEHALF OF
CASE NUMBER
DEBTOR NAME
PROPERTY LOCATION

TRIAL TESTIMONY & TYPE
EMPLOYING ATTORNEY
EMPLOYING ATTORNEY FIRM

DISTRICT OF NEVADA U.S. BANKRUPTCY COURT
DEBTOR
12-17965-MKN
B-NGAE1, LLC
NWC BALDY MESA ROAD & LA MESA ROAD
VICTORVILLE (UNINCORPORATED), CA 92371
OCTOBER 2013, BENCH TRIAL
MR. I. SCOTT BOGATZ, ESQ.
BOGATZ LAW GROUP

SUBJECT PROPERTY



PROPERTY APPRAISED

72.01 ACRES OF VACANT UNENTITLED RESIDENTIAL LAND

TESTIMONY

MR. FONTES TESTIFIED AS AN EXPERT WITNESS TO THE AS IS MARKET VALUE OF 72.01 ACRES OF LAND AS OF 03-01-13 AND THE HYPOTHETICAL VALUE OF THE LAND AS IF ANNEXED INTO THE CITY OF VICTORVILLE, CA WITH AN APPROVED TENTATIVE TRACT MAP ALLOWING A DENSITY OF 6 DWELLING UNITS PER ACRE.

