

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



VENUE
RETAINED ON BEHALF OF
CASE NUMBER
CASE NAME

PROPERTY LOCATION
DEPOSITION TESTIMONY
EMPLOYING ATTORNEY
EMPLOYING ATTORNEY FIRM

ORANGE COUNTY, CA SUPERIOR COURT
PLAINTIFF
30-2013-00677012
LINDA ZANDER, INDIVIDUALLY AND AS TRUSTEE OF THE LDZ
TRUST V. BRAND GROWTH, INCORPORATED, ET AL
24800 SUNNYMEAD BOULEVARD, MORENO VALLEY, CA 92553
JANUARY 2015
SHELLY JAY SHAFRON, ESQ.
SHAFRON & KAMMER, LLP

SUBJECT PROPERTY



SUBJECT PROPERTY

A QUICK SERVE DRIVE-THRU RESTAURANT FORMERLY OCCUPIED BY EL POLLO LOCO (CORPORATE)

DISPUTE

THERE WAS A DISPUTE OVER BROKER REPRESENTATION AND THE PLACEMENT OF CERTAIN TENANTS IN THE PROPERTY TO THE EXCLUSION OF OTHERS.

TESTIMONY

MR. FONTES TESTIFIED AS AN EXPERT WITNESS TO THE PROPERTY VALUE UNDER TWO SCENARIOS, THAT AS OF 04-01-10, THE RETROSPECTIVE DATE OF VALUE, THE PROPERTY OWNER HAD (1) CONTINUED TO LEASE THE PROPERTY TO EL POLLO LOCO AT LEASE RENTAL RATES AS SET FORTH IN A RENEWAL PROPOSAL OF ITS LEASE THEN EXISTING AND (2) THE OFFER FROM A BAJA FRESH FRANCHISEE.

