

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

MISSION



VENUE
RETAINED ON BEHALF OF
CASE NUMBER & NAME
PROPERTY LOCATION

DEPOSITION TESTIMONY
EMPLOYING ATTORNEY
EMPLOYING ATTORNEY FIRM

SAN BERNARDINO COUNTY, CA SUPERIOR COURT
DEFENDANT
CV 081705, FILIPPI V. OFFENBECHER, ET AL
SEC PHILADELPHIA STREET & COUNTRY VILLAGE ROAD
RIVERSIDE, CA 92509
SEPTEMBER 2005
MICHAEL R. TENERELLI, ESQ.
DUBIA, ERICKSON & TENERELLI, LLP

SUBJECT PROPERTY



PROPERTY APPRAISED

A 1 ACRE PARCEL AND AN 11.42 ACRE PARCEL OF
COMMERCIAL ZONED LAND

DISPUTE

PLAINTIFF CLAIMED THAT THE VALUE OF THE LARGER
PARCEL WAS DIMINISHED DUE TO A REPORTED FAILURE
OF ONE OF THE BROKERS IN REPORTING AN OFFER FROM
A QUICK SERVE RESTAURANT TO PURCHASE THE 1 ACRE
CORNER PARCEL, WHICH THEY ASSERTED WOULD HAVE
ENHANCED THE VALUE OF THE LARGER PARCEL.

TESTIMONY

MR. FONTES TESTIFIED AS AN EXPERT WITNESS TO THE
CURRENT (08-18-05) AND RETROSPECTIVE (10-01-01)
MARKET VALUE OF THE TWO LAND PARCELS.

