

**Litigation / Public Appraisal Experience**  
**Brian L. Goodheim, MAI, SRA**

Date	Case / property	Client / Relationship	Nature of work
Dec 06	City of Boulder v. 2121 LLC; 2121 30th Street, Boulder, CO; 30th Street transportation project	Appraiser for condemnee	Partial taking of commercial road frontage and bike path easement
May 08	Salzman v. Salzman, 2007 DR 1265, Boulder County District Court; 4616-4625 N. Broadway, Boulder, CO	Appraiser for respondent in divorce, represented by John Barrett, Esq.	Appraisal of 1.7 acre suburban commercial redevelopment site
Apr 08	Salzman v. Salzman, 2007 DR 1265, Boulder County District Court; 1515-1517 N Main St, Longmont, CO	Appraiser for respondent in divorce, represented by John Barrett, Esq.	Appraisal of 33,685 sf CBD retail commercial center
Dec 06	City of Boulder v. JP Morgan/Chase (trustee); Valmont & 28th Street intersection improvement project	Appraiser for condemnee	Partial taking of commercial road frontage and sidewalk easement
Sep 06	Sivy v. Bowes v. KL Realty, No. 2005cv499 Boulder County District Court; 20.23 acre Boulder County improved rural residential property	Appraisal expert for defense, represented by Jay Cope, of Frasca, Joiner, Goodman and Greenstein, P.C.	Appraisal review and rebuttal regarding retrospective diminution in value arising from high selenium content in soils
Feb 06	Menard v. Brown, Epco Condos, a 17-unit condo conversion on 2.2 acres in Estes Park, CO	Appraisal expert for plaintiff, represented by Bill Robinson, of Frasca, Joiner, Goodman and Greenstein, P.C.	Retrospective diminution in value of 17-unit condo conversion
Nov 05	Brugos et al. v. Nannenga et al., No. 2:03cv547; 55-acre mixed-use TND development component of 640-acre Coffee Creek Center, Chesterton, IN	Appraisal expert for defendant, Lake Erie Land, represented by Schiff Hardin, LLP (Charles River Assoc)	Appraisal review, rebuttal, and analysis of development component value of new-urbanism project
Oct 05	Hygiene Fire Protection District v. Strawberry Holdings LLC; Condemnation of Outlot C, Block 1, Blue Mountain Vista TDR/PUD, Boulder County, CO	Appraisal expert for condemning authority, represented by Jay Cope, of Frasca, Joiner, Goodman and Greenstein, P.C.	Condemnation appraisal of privately-owned open space for construction of a new fire station
Sep 05	Infrastructure Service Co. LLC v. Firestone, U.S. Bankruptcy Court, RS 05-99911 MJ; Valuation of 251- acre mixed-use development property in Temecula, CA	Consulting appraisal expert for defendant, represented by Dan Slate, Hughes Hubbard and Reed	Appraisal review and rebuttal
Feb 05	CCA Associates v. United States, United States Court of Federal Claims, 97-334C; 104 unit Chateau Cleary Apartment complex in Metairie, LA	Consultant to US Department of Justice (LECG);	Appraisal management, appraisal review, valuation methodology, development of cross-examination and rebuttal questions
Jan 05	Apache et al. v. United States, (Cinega Gardens - related), United States Court of Federal Claims, 94-1A-C*; HUD apartment complexes in MN	Consultant to US Department of Justice (LECG)	Appraisal management, appraisal review, valuation methodology, development of cross-examination and rebuttal questions
Dec 04	Enssle v. Illinois Tool Works, US District Court for Colorado, 03-MK-1291; 1791 Range Street, Boulder, CO	Testifying expert for plaintiff; Peter Rogers, Attorney	Diminution in value of contaminated industrial property
Oct 04	Independence Park Apartments et al. v. United States, (Cinega Gardens - related), United States Court of Federal Claims, 94-1A-C; apartment complexes in MN	Consultant to US Department of Justice (LECG)	Appraisal management, appraisal review, valuation methodology, development of cross-examination and rebuttal questions
Oct 04	City Line Joint Venture v. United States, United States Court of Federal Claims, 96-738C; 283 unit Prestridge Apartments complex in Suitland, MD	Consultant to US Department of Justice (LECG)	Appraisal management, appraisal review, valuation methodology, development of cross-examination and rebuttal questions
Sep 04	Chancellor Manor, et al. v. United States, United States Court of Federal Claims, 98-39C; 3 HUD apartment complexes in MN	Consultant to US Department of Justice (LECG)	Appraisal management, appraisal review, valuation methodology, development of cross-examination and rebuttal questions

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Jan 04	Harvey v. Castro, County Court, Broomfield, CO	Consulting expert for plaintiff's attorney, Lynne Chapman Greene, Moyer Gilles Associates	Litigation consulting regarding diminution in residential value arising from seller's misrepresentation of public water supply
Oct 03	Proposed Harrison Ranch conservation easement; S2 T6N R68W, Larimer County, Colorado (20031170, 960797); 52-acre development property on Cache LaPoudre River with extensive gravel resources	Appraisal for condemnee, Craig D. Harrison and Terra Resource Corporation	Appraisal of conservation easement proposed for acquisition by Larimer County
May 02	Military housing units at Trumbo Point and Truman Annex, NAF Key West, FL; (20021153) regional housing market analysis applicable to 96 military housing units at NAF Key West, FL	Analysis prepared for Southern Division Naval Facilities Engineering Command, North Charleston, SC; consulting performed through NVC (#A020422)	Military housing study and report prepared for U.S. Navy
Sep 01	Property value impact analysis of proposed expansion of digital television towers on Eldorado Mountain, Jefferson County, CO; (20011075)	Real estate appraisal expert for applicant regarding impact of proposed towers on residential property values (PTI local counsel Joe Benkert)	Analysis and testimony presented to Jefferson County Planning Commission, Board of County Commissioners, and FCC
Feb 00	Franconia Associates, et al v. United States; U.S. Court of Federal Claims (20001003); 1, 19 rent-restricted apartment properties with HUD/FmHA loan prepayment repudiation	Consultant to US Department of Justice (LECG);	Appraisal review, valuation methodology, development of cross-examination and rebuttal questions
Jun 99	Superior Court of California, County of Los Angeles, William S. Stryker, MD, et al vs. Musick, Peeler & Garrett, et al (990975); Harris Ranch development land	Valuation expert for plaintiff's attorney, Westrup Klick and Associates, Long Beach, CA; opposing Gibson, Dunn & Crutcher, LA	Appraisal and testimony regarding diminution in value of wetlands-impaired development property over a 15-year period in a legal malpractice case
Nov 98	Watt Homes Hawaii v. Fletcher Pacific Construction Co; A'eola Subdivision, Villages of Kapolei Oahu, Hawaii	Valuation expert for plaintiff's consultant, Rick Ferrell.	Evaluation of monetary damages and diminution in value arising from protracted absorption and construction defect stigma from contractor abandonment of residential subdivision
Oct 98	Landmark v. U.S., and other Winstar related cases; U.S Court of Federal Claims; Palm Beach Polo Club, FL and Carmel Valley Ranch, CA (980895)	Consultant to U.S. Department of Justice (THK)	Appraisal review and methodology in the determination of damages resulting from unlawful seizure of Landmark's resort properties by RTC and FADA
Jan 98	(case info n/a), Lot 1, Boulder View Subdivision, Louisville, CO (980820)	Expert for plaintiff's attorney, Bradley Stevenson	Diminution in value from covenant prohibiting resubdivision being omitted as title insurance exception
Mar 97	State of PA Insurance Commissioner v. State of Hawaii Insurance Commissioner; NALICO v. Investor's Equity (970800); Meadows Filing 6, Castle Rock, CO,	Valuation expert for plaintiff, the State of Pennsylvania Insurance Commissioner, c/o Joe DiMemmo, Director of Liquidations	Valuation of remaining subdivision inventory (77 finished and 75 paper lots) plus special improvement district bonds encumbering the Meadows Filing 6, Castle Rock, CO
Jan 96	(case info n/a), 2665 Dakota Pl (960786)	Valuation consulting for plaintiff's attorney, Pete Walters	Residential value impairment from undisclosed defects
Dec 95	PDQ Liquor property, 5250 Manhattan Circle (960787)	Valuation expert for property owner in buy-out dispute under long-term commercial lease	Impairment of value in leased fee interest by lessee in long-term commercial lease
Dec 94	(case info n/a), 1870 9th Street, Boulder, CO	Testifying expert for plaintiff Richard Lynton (case settled)	Diminution in value from easements not listed as exceptions in the owner's title policy
Dec 94	(case info n/a), Lot 8 Block 1 Eastern Meadows (Amended) City of Longmont, Colorado	Valuation consulting for plaintiff's attorney, Newman & Cobb	Diminution in value from easements not listed as exceptions in the owner's title policy

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Mar 93	Richardson v Crouch; 3 Commercial Parcels 2540, 2550, 2560 Pearl Street, Boulder, Colorado (920581)	Valuation expert for plaintiff (case settled)	Appraisal of environmentally-impaired commercial redevelopment site
Jun 05	MacLeod, et al vs. DeCastro, et al, United States District Court for the District of California (980815); Retrospective valuation of Prestonwood Subdivision, a 127 home residential development in Lake Elsinore, California	Valuation expert for lender's consultant, Rick Ferrell	Valuation of REO subdivision inventory
Oct 91	Mesa Sand and Gravel Property N 1/2 NW 1/4 26-1S-70W Boulder County, Colorado (910229); partial taking of real estate and mineral interests	Appraisal for condemnor, c/o Sue Ellen Harrison, Assistant City Attorney, City of Boulder, CO	Condemnation appraisal of partial taking of gravel mine for EPA ground water monitoring wells
Oct 91	City of Boulder acquisition of the Stepanek Property; (910231) 35.0 acres m/l 1-1N-70W, Boulder CO	Appraisal for condemnor, c/o Sue Ellen Harrison, Assistant City Attorney, City of Boulder, CO	Condemnation appraisal of rural development property for acquisition as public open space
Sep 91	City of Boulder v. Cinquanta, Inc.; acquisition of the Matterhorn Property, 7.187 ac +/- 28-1S-70W Boulder County, Colorado, as public open space by the City of Boulder (910259)	Appraisal and testimony for co-condemnee, Tony Seibert	Condemnation appraisal of unique development property for public acquisition as open space
May 91	City of Boulder acquisition of Damyanovich property; SWQ S14 T1S R70W (Marshall Drive at 66th Street) (900102) Boulder County, Colorado	Appraisal for condemnor, c/o Sue Ellen Harrison, Assistant City Attorney, City of Boulder, CO	Condemnation appraisal of vacant agricultural land as public open space
Mar 91	Federal Aviation Administration acquisition of Stroh Farm, Longmont, CO; a 10-acre development site and adjacent residential lot (900154)	Appraiser for US Department of Transportation (FAA), the condemning authority	Appraisal of subdivision development property for expansion of FAA control center
Dec 90	City of Boulder acquisition of the Branding Iron Mobile Home Park, 2685 28th Street, Boulder, CO; (900136) 38 unit mobile home park on 3.28 acre site	Appraisal for condemnor, c/o Sue Ellen Harrison, Assistant City Attorney, City of Boulder, CO	Condemnation appraisal of aging mobile home park and commercial redevelopment site within the Goose Creek flood zone
Sep 90	Proposed Flood Channel Easement, S28-T1N-R70W Boulder County, Colorado (900073); 4.95 acre annexation parcel proposed for acquisition with adjacent junkyard as part of Valmont Park	Appraisal for condemnor, c/o Sue Ellen Harrison, Assistant City Attorney, City of Boulder, CO	Condemnation appraisal of development property for flood control channel and public park
Aug 90	City of Boulder acquisition of Colorado Brick Property, 34.88 acres m/l 30-1S-70W, Boulder County, Colorado (900062)	Appraisal for condemnor, c/o Sue Ellen Harrison, Assistant City Attorney, City of Boulder, CO	Condemnation appraisal of former quarry property for public acquisition as open space
Aug 90	City of Boulder v. Hogan; proposed 55th Street ROW over Hogan Estate Property Sec 3-4, Township 1S, Range 70W (900033)	Appraisal and testimony for condemnor, c/o Sue Ellen Harrison, Assistant City Attorney, City of Boulder, CO	Appraisal of partial taking of development property for public right of way
May 86	Resort Managements Systems, et al. v. Champagn, et al., Federal District Court, Denver, CO	Expert for plaintiff, c/o Walthers & Theis, 2015 York St., Denver, CO 80205	Testimony regarding derivative nature of intellectual property in the form of computer software
Feb 85	Silverado Savings v. Mel Powers Investment Builder, United States Bankruptcy Court, Southern Texas Division, Houston, TX; re: foreclosure of Powers' Aspen property on Red Mountain	Appraisal and testimony for defendant, Mel Powers	Appraisal and testimony relating to defendant's answer to motion from secured creditor for relief from stay of bankruptcy protection
< 1985	Additional litigation and condemnation appraisals, public housing studies, publications, court testimony, and public appearances as a real estate expert occurred from 1972-1985 and are not included in this summary.		