

ERIC L. RISBERG, MAI, ASA
President
Advanced Appraisal International, Inc.

Business

Eric Risberg has been advising clients on commercial real estate matters since 1993. Mr. Risberg is the founder of Advanced Appraisal International, Inc., based in San Francisco, California. Earlier in his career, he provided commercial real estate appraisal services to American Appraisal Associates, the world's largest independent valuation firm.

Valuation

Mr. Risberg has appraised property for more than 400 clients, including 20 Fortune 500 companies. He has appraised property in over 30 states. His appraisals covered a wide range of properties, such as large and single tenant retail properties, high-rise and low-rise apartment buildings and condominium complexes, suburban and downtown office buildings, mixed-use facilities, industrial facilities, hotels, waterfront properties, right-of-ways, easements, ground leases, subdivisions, resort properties, golf courses, and many parcels of land.

Mr. Risberg has also provided fair market rental determinations on leased property for a variety of retail and office users in the City of San Francisco and the surrounding Bay Area. These properties include: Crocker Galleria, a shopping mall located in downtown San Francisco with over 40 tenants; 1000 Van Ness Avenue, a 400,000+ square foot structure that includes 14 Movie Theaters and numerous retailers; a flagship retail building on Market Street near the new Bloomingdales; and a wide variety of banks, restaurants, gas stations, and other retail & commercial buildings throughout the United States.

Mr. Risberg has appraised hundreds of properties in the San Francisco Bay Area. Particularly noteworthy projects included participation in the valuation of more than 200 investment-grade properties for a major U.S. Life Insurance Company; more than 50 hotel valuations for Marriott International; nationwide retail property portfolio valuations for Copley Real Estate Advisors; and the appraisal of high-rise office buildings in Los Angeles, Chicago and San Francisco. Mr. Risberg has appraised well over a billion dollars worth of California real estate.

He has appraised these properties for the purposes of purchase, sale, corporate planning, ad valorem tax, estate planning, financing, donation, arbitration, litigation, mediation and allocation of purchase price. He has provided opinions of market value for sale in the open market and in-use.

Mr. Risberg has provided valuation services to a variety of law firms. He has testified as an expert in trial and pretrial hearings requiring advanced and complex property valuation knowledge.

Education

University of Wisconsin at Madison

Bachelor of Business Administration

Double Major: Real Estate and Urban Land Economics; Risk Management and Insurance

Mr. Risberg has completed more than 40 continuing education courses.

Professional Affiliations

American Society of Appraisers, Accredited Senior Appraiser
Appraisal Institute, Designated Member

State Certifications

Certified General Real Estate Appraiser:
State of California, No. AG025802
State of Hawaii, No. 624

State of California Real Estate Broker, No. 01231982

Eric L. Risberg, ASA

Expert Experience / Case History

Date	Hiring Law Firm	Court	Parties involved	Testimony Given
June, 2005	Law Offices of Elizabeth M. Balas	Superior Court of the State of Washington County of Whatcom	Petitioner - Marlene Bolster Respondent - J. Frederick Bolster	Yes
September, 2005	Law Offices of Robert S. Sturges	JAMS in Walnut Creek, California Judge: Nat A. Agliano (ret.)	Claimant - Next Bay Properties, LLC Respondent - Brian Chern-Sern Lin	Yes
September, 2005	Fredrickson, Mazeika & Grant, LLP	Superior Court of California County of Sonoma	Plaintiff - Carneros Warehousing et al Defendant - Cranston Steel et al	No
May, 2006	Fredrickson, Mazeika & Grant, LLP	Superior Court of California County of Placer	Plaintiff - Channel Lumber et al Defendant - Rossi Development et al	No
December, 2006	Law Offices of Tarkington, O'Neill, Barrack & Chong	Superior Court of California County of San Francisco	Plaintiff - Russian Hill Partners Defendants - Blackie Fong, Abby Fong, Jenny Wong et al	Yes
June, 2007	Law Offices of Corey, Luziach, Pliska, de Ghetaldi & Nastari LLP	Superior Court of California County of San Mateo	Plaintiff - Vecane "VIC" Sossikian and Theresa Sossikian Defendants - Christopher Paul Ennis et al	Yes
January, 2008	Chapman & Intrieri, LLP	Superior Court of California County of Alameda	Plaintiff - JEM Enterprises et al Defendants - International Motorcycle Exchange et al	No
April, 2008 to Current	Merrill, Arnone & Jones, LLP	Superior Court of California County of Mendocino	Plaintiff - Michael Bradbrook and Linda Bradbrook Defendants - Dale Miller	Not Yet
July, 2008	Balamuth Harrington, LLP	Superior Court of California County of Alameda	Plaintiff - Corrie Development Corporation Defendants - Michael W. Rupprecht et al	No
August, 2008	Carroll Burdick & McDonough LLP	JAMS in San Francisco, California County of San Francisco	Claimant - Ritz Camera Centers, LLC Respondent - Watt Property Management	Yes
December, 2008	Severson & Werson	Superior Court of California County of San Mateo	Plaintiff - CA-One Bay Plaza Limited Partnership Defendants - Mylor Financial Group, Inc. and Realty Mortgage Corporation	No
April, 2009 to Current	Carroll Burdick & McDonough LLP	Superior Court of California County of San Francisco	Plaintiff - Carol Sui Man Lam and Lai Fong Lee Defendants - Mid-Century Insurance Company	Not Yet
November, 2009 to Current	Reed Smith LLP	Superior Court of California County of San Francisco	Plaintiff - Cederwall and Barrager Defendants - Jay Morton Real Estate et al	Not Yet
November, 2009 to Current	Low, Ball & Lynch	Superior Court of California County of Alameda	Plaintiff - 3960 Adeline LLC Defendants - Bonelli Enterprises	Not Yet

Eric L. Risberg, MAI, ASA

Attorney Client References

Chris Campbell
Chapman & Intrieri LLP
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refer to: "J.E.M. v. International Motorcycle Exchange case"

Timothy M. Flaherty
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One Embarcadero Center, Suite 400
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refer to: "Hallidie Plaza / Ritz Camera matter"

Thomas C. Burch
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refer to: "Russian Hill Partners case"

Timothy J. Grant
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refer to: "Channel Lumber case"

Terry P. Wright
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2124 Broadway
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refer to: "Napa Valley Vineyard Assignment"

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refer to: "Vic Sossikian case"

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refer to: "Bolster v. Bolster case"