

# FELICE A. ENTRATTER

**Profession:** Real Estate Appraiser & Consultant

**Employment:**

2004 - Present  
Hunsperger & Weston, Ltd.  
5889 S. Greenwood Plaza Blvd., Suite 404  
Greenwood Village, CO 80111

**Previous Experience:**

19 years of experience in Economic Development, Real Estate, Downtown Revitalization and Eminent Domain issues.

**Education:** B.A. with Honors - Lake Forest College  
History & Local and Regional Studies  
May 1982

**Appraisal**

**Education:** University of Colorado - Registered Appraiser course work - 1<sup>st</sup> Quarter 2004  
Sales Comparison Valuation of Small, Mixed-Use Properties - April 2005  
Condemnation Appraising: Basic Principles & Applications - November 2005  
Condemnation Appraising: Advanced Topics - August 2006  
CLE Eminent Domain Seminar - August 2006/2009  
Appraising for the Federal Government - Yellow Book Seminar - September 2006  
Colorado Brownfields Seminar - October 2006  
Basic Income Capitalization - January 2007  
Intermediate Rural Appraisal - August 2007  
Valuation of Conservation Easements - April 2008  
Subdivision Valuation - March 2009  
Business Ethics & Standards - October 2009  
General Appraiser Site Valuation and Cost Approach - December 2009  
7 Hour USPAP - 2006 & 2008

**Professional**

**Affiliations:** Colorado State Certification Number -CG40039061  
Certified General Appraiser  
Associate Member, The Appraisal Institute

**Scope of Appraisal**

**Practice:**

Commercial Property \* Conservation Easements \* Eminent Domain  
Projects \* Environmentally Encumbered Property \* Special Purpose  
Property \* Vacant Land

**Recent Projects:**

Market Analysis of Land Values - Moffat, Rio Blanco, Garfield, Gunnison, Weld and  
Adams Counties  
Enhanced Powerline Case - San Miguel County  
Conservation Easements - Weld, Larimer & Pitkin counties  
Pitkin County - Residential lot valuation  
City of Sheridan Urban Renewal Project - Em. domain & contamination  
Grand County Avigation Easement Eminent Domain Case - Granby, CO.  
Adams County Industrial Property - Environmental Contamination Impact  
Denver Federal Center - Market Value Acquisition - Lakewood, CO.  
Western Colorado - Pipeline Easement (s) Eminent Domain Cases  
Federal Land Exchange - Rocky Mountain National Park  
Industrial Property - Boulder County, CO.  
Canyon Gas Resources v. Encana Oil & Gas Inc. - Valuation Testimony (Garfield  
Co.)

Contaminated RV Park - Corpus Christi, TX.  
Source Gas Distribution, LLC v. Koutsoubos - Deposition & Trial (Pitkin Co.)  
Pitkin County Mining Claims - Smuggler Mountain - Conservation Easements  
Valuation of Railroad Corridor - Denver, Colorado  
Eminent Domain Appraisals (ROW) - Adams, Arapahoe, Douglas, Jefferson,  
Larimer and Weld Counties  
FasTracks Eminent Domain Appraisal - West Line  
Lead Appraiser - Underground Crude Oil pipeline - Cheyenne, WY to Commerce  
City, CO - Eminent Domain, Market Analysis, Consulting assignment

A Selection of Recent Clients:

Suncor Energy (USA)  
Denver Water Board  
CH2MHill Trigon  
General Services Administration  
Faegre & Benson  
Jester Gibson & Moore  
Hasler, Fonfara and Goddard, LLP  
ETC Canyon Pipeline, LLC  
Various Property involved in Eminent Domain Proceedings