

WAYNE L. HUNSPERGER, MAI, SRA

PROFESSION

Real Estate Appraiser and Consultant

EMPLOYMENT

President, Hunsperger & Weston, Ltd.

Hunsperger & Weston, Ltd. is an established real estate appraisal and counseling firm incorporated in the State of Colorado. The firm provides a wide range of real estate services to a national clientele.

EDUCATION

University of Texas at Austin (BBA)

PROFESSIONAL EXPERIENCE

1991-Present President, Hunsperger & Weston, Ltd.

COURSES, LECTURES AND SEMINARS PRESENTED

"Appraisal Content" - Pan Pacific Congress, Christchurch, New Zealand
"Impact of HAZMAT on Appraisals" - Pan Pacific Congress, Seoul, Korea
"Valuation of Environmentally Impaired Properties" - Denver, CO (Appraisal Institute)
"Valuation of Environmentally Impaired Properties" - Pittsburgh, PA (International ROW Assoc.)
"Valuation of Contaminated Properties" - St. Louis, MO (AASHTO/FHWA Conference)
"Landfills and Their Effect Upon Value" - Seattle, WA (Appraisal Institute)
"Appraising Contaminated Property" - Vail, CO (Colorado Trial Lawyers Assoc.)
"Valuing Conservation Easements" - San Jose, Costa Rica
"Valuation Theory and Application to Environmental Damage" - San Jose, Costa Rica
"Valuation Theory and Application to Environmental Damage" - Managua, Nicaragua
"Stigma Impacts on Neighboring Property Values" - University of Pennsylvania
"The Complexities of a Condemnation Appraisal" - Denver, CO (CLE International)
"Valuation of Environmentally Impaired Properties" - Hyannis, MA (GSA Conference)
"Public Interest Values/Condemnation Valuation Techniques" - Denver, CO (CLE International)
"Valuation Techniques-Contaminated Properties" - Denver, CO (U.S. Army Corps of Engineers)
"Legal Instructions/Assumptions in the Appraisal Process" - Denver, CO (CLE International)
"Larger Parcel/Appurtenant Easements" - Denver, CO (Lorman Education Services)
"*Merilyn Cook, et al., v. Rockwell International Corporation and the Dow Chemical Company* - A *Daubert* case study from an appraiser's perspective" - Miami, FL (ALI-ABA)
"Eminent Domain and Land Valuation Litigation" - Miami, FL (ALI-ABA)
"New Era of Conservation" - Denver, CO (CCLT)
"Evidentiary Challenges to Appraisal Testimony" - (CLE International)
"Eminent Domain and Conservation Easements" - (CLE International)

VOLUNTEER ORGANIZATIONS

Provides valuation and education resources to various Central America organizations. Primary focus is to provide techniques to be used in the quantification of environmental damages and valuation of conservation easements. Organizations include:

Environmental Law and Natural Resources Center (CEDARENA), Costa Rica
Conservation and Management of Tropical Forests (COMBOS), Costa Rica
Justicia Para La Naturaleza, Costa Rica

PROFESSIONAL AFFILIATIONS

The Appraisal Institute (MAI and SRA)
Member - Colorado Board of Real Estate Appraisers (appointed by Governor Ritter - 2010)
Past Member - Professional Standards Panel
Past Member - General Experience Subcommittee
Past Member - Symposium Committee
Past Board of Directors - Chapter 22
Past Chairman - Chapter 22 Admissions Committee (1989, 1990)
Past Chairman - Chapter 22 Candidates Guidance Committee (1988)
Friend of Colorado Brownfields Foundation

CERTIFICATIONS

Colorado Certification Number CG01313804

PUBLICATIONS

- "A Survey Approach for Demonstrating Stigma Effects in Property Value Litigation" - (Published by the Appraisal Institute, The Appraisal Journal, Winter 2004)
- Risk, Media and Stigma, Chapter 9 - (Published by Earthscan Publications, Ltd., London), 2001
- "Public Interest Values/Condemnation Valuation Techniques" - (Published for CLE International Eminent Domain Conference)
- "Impact of Hazardous Material on Value" - (Published by the Appraisal Institute, the Hazardous Materials Institute and the 15th Pan Pacific Congress), September 1990
- "Heavy Metal Pollution and Residential Property Damages" - (Published by the Appraisal Institute, Environmental Watch, Fall 1993)
- "Landfills and Their Effect Upon Value" (Published by the Appraisal Institute). Produced on tape-now out of print.
- "Valuation Theory and Application to Environmental Damage" - (Published for Environmental Conferences, Costa Rica and Nicaragua), September 1996/June 1997
- "Cutting the Content to Fit the Fee" - (Published by the 14th Pan Pacific Congress)
- "The Complexities of a Condemnation Appraisal" - (Published for CLE International Eminent Domain Conference), June 2000
- Contribution to GSA Appraisal Manual - RE: Appraising Contaminated Properties, October 2000
- "Methane Seepage from a Nearby Landfill: Its Effect on Commercial Real Estate" - (Published by the Appraisal Institute, Environmental Watch, Fall 1991)
- "Appraising Contaminated Property" - Vail, CO (Colorado Trial Lawyers Assoc.), August 1993
- "The Rocky Flats Project: A Case Study in Addressing *Daubert* and Methodology Challenges from an Appraiser's Perspective" (ALI-ABA), January 2008
- "Eminent Domain and Conservation Easements" - (Published for CLE International Eminent Domain Conference), June 2008
- "Determining Just Compensation for the Marshall Islands" - (Published for CLE International Eminent Domain Conference), June 2006
- "Appraisal Conditions and Legal Instructions" - (Published for CLE International Eminent Domain Conference), April 2005
- "Evidentiary Challenges to Appraisal Testimony" - (Published for CLE International Eminent Domain Conference), June 2008
- "Larger Parcel/Appurtenant Easements" - Denver, CO (Lorman Education Services), November 2005

SCOPE OF PRACTICE

Full range of appraisal services including:
Valuation of All Types of Income Property
Valuation of Multi-Use Development Land
Valuation for Eminent Domain Purposes - State and Federal Rule Analysis
Valuation and Consultation with Respect to Environmentally Impaired Property

REPRESENTATIVE EXPERIENCE

Eminent Domain:

Valuation of Numerous Colorado E-470 Highway Acquisitions
Valuation of Denver Airport Properties, Denver, CO
Valuation of Licenses at Rocky Mountain Arsenal, Denver, CO
Valuation of Extraction Well Easements, Fernald, OH
Valuation of Riverfront Industrial Properties, Bay City, MI
Valuation of Numerous Highway Takings, CO
Valuation of Acquisitions to NORAD Facility, CO
Valuation of Open Space Acquisitions, CO
Valuation of Contaminated Property - Union Pacific Railroad
Consultation Regarding Waste Transfer Station, Denver, CO
Consultation Regarding Stapleton Property, Pitkin County, CO
Consultation Regarding Telluride Valley Floor, Telluride, CO
Valuation of Pipeline Corridor, Farmington, NM
Valuation of TREX Properties, Denver, CO

Environmentally Impaired Property Valuation and Consultation:

Valuation of Western Tier/Rocky Mountain Arsenal, CO
Counseling - Power Line Impacts, CO
Valuation of Sand Creek Superfund Site, CO
Counseling - Bunker Hill Superfund Site, ID
Valuation of Bluff Road Superfund Site, SC
Valuation Analysis Globeville (Heavy Metal Pollution), CO
Valuation Analysis Rocky Flats (Munitions Plant), CO
Counseling - Petro Chemical Companies, TX
Valuation of Contaminated Industrial Property, TX
Counseling - Groundwater Contamination, AZ
Valuation of CBD Office Building (PCB Contamination), CO
Valuation Analysis Hawks Prairie Landfill, Tacoma, WA
Area-wide Analyses (Diesel Spill), WI
Valuation of LUSTS, Numerous Locations
Valuation of Heavy Industrial Properties, Ohio and Michigan
Counseling - PCB Contamination, AL
Counseling - Economic Impacts of Rocky Mountain Arsenal
Valuation of Various Brownfields Properties
Valuation of Tank Farm Site, HI
Analysis of Petroleum Spill Impacts, Ellsworth A.F.B, SD
Counseling - Lead Smelter Impacts, MO
Valuation and Counseling - Lincoln Park Superfund Site, CO
Valuation - Leaking Natural Gas Storage Cavern, CO

TESTIMONY EXPERIENCE

Qualified as an Expert Witness in State and Federal Courts in Colorado, Ohio, Wisconsin, Texas, Missouri, New Mexico, North Dakota, South Dakota and Washington (See Rule 26 Testimony History)

PARTIAL LIST OF CLIENTS

Oil and Gas/Utilities: Public Service Company of Colorado
Coastal Corporation
BHP Hawaii
Conoco, Inc.
TOTAL Petroleum, Inc.
CH2M Hill Trigon, Inc.
ETC Canyon Pipeline, LLC
Pennsylvania Power and Light

Local Government: City of Broomfield, CO
City of Aurora, CO
City of Littleton, CO
City of Thornton, CO
City of Westminster, CO
City of Golden, CO
City of Greenwood Village, CO
City of Colorado Springs, CO
City and County of Denver
Denver Water Board
City of Detroit, MI
Jefferson County Open Space

Federal Government: United States Post Office
U.S. Department of Army
U.S. Department of Air Force
U.S. Department of Energy
U.S. Department of Interior
U.S. Department of Defense
U.S. Army Corps of Engineers
General Services Administration
U.S. Department of Justice
Environmental Protection Agency
U.S. Bureau of Reclamation
Federal Aviation Administration

State Government: Colorado Department of Transportation
Colorado State Board of Land Commissioners
Colorado E-470 Public Highway Authority
Colorado Department of Public Health and Environment
State of Hawaii

Tribal Government: Yurok Tribal Nation

PARTIAL LIST OF CLIENTS (CON'D)

Law Firms:

- Hutcheson & Grundy, L.L.P.
- Berger & Montague, P.C.
- Haynes and Boone, L.L.P.
- Haligman & Lotner
- Faegre & Benson, L.L.P.
- Hannon Law Firm
- Freeborn & Peters
- Patton Boggs, L.L.P.
- Ballard Spahr Andrews & Ingersoll
- Perkins Coie, L.L.P.
- Howarth & Smith
- Duncan, Ostrander & Dingess, P.C.
- Pearson, Milligan & Horowitz, P.C.
- Fowler, Schimberg & Flanagan
- Gordon, Thomas, Honeywell
- Crowley, Haughey, Hanson, Toole & Dietrich, P.L.L.P.
- Sieben, Grose, Von Holtum & Carey, Ltd.
- Holland and Hart

RULE 26 (FOUR YEAR) TESTIMONY HISTORY - TESTIMONY OF WAYNE L. HUNSPERGER

NO.	JOB IDENTIFICATION	SUBJECT	DATE	DEPOSITION	TRIAL
03-43	Westminster v. Weigel	Condemnation	3/04	x	x
04-8	Triview Metropolitan District v. Trail Ridge Homes	Condemnation	7/05	x	-
05-9	Town of Telluride v. San Miguel Corporation	Condemnation	12/05	x	x
95-79	Cook v. Rockwell	Environmental	1/06	x	x
05-84	SRA v. Knightsbridge	Condemnation	12/06	x	x
06-45	CDOT v. Jenkins, et al.	Condemnation	12/06	x	-
06-66	Kinder Morgan v. Koutsoubos	Condemnation	1/07	x	-
06-73	Battle Ground Plaza Shopping Center v. Ray and Jessen	Environmental	1/07	x	x
07-20	Ankney, et al. v. PPL Montana, et al.	Environmental	4/08	x	-
07-76	Tri-State/Public Utilities Commission	Environmental	4/08	-	x
07-56	Bennett, et al. v. International Paper Company, et al.	Environmental	8/08	x	-
08-82	City of Meridian v. David Buich and Karen Buich	Condemnation	1/09	x	-
08-15	RTD v. Gordon McKeeta	Condemnation	5/09	x	x
09-3	Parker Water & Sanitation District v. North Canyons, LLLP	Condemnation	8/09	x	
08-73	City of Greeley v. 22-27 Limited Partnership	Condemnation	8/09	x	