

*Curriculum Vitae*  
**DAVID R. SAMPPALA, MAI**  
*Real Estate Appraiser/Forensic Real Estate Consultant*

**AFFILIATION**

*President, The Samppala Group*

**DESIGNATION**

*Member, Appraisal Institute (MAI), Currently Certified  
State Certified Real Estate Appraiser #AG002006*

**EDUCATION**

*Seattle University, Master of Arts, 1976  
University of Washington, Bachelor of Arts, 1974*

Appraisal Institute/ International Right-of-Way Courses, Examinations & Seminars:

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| ◆ Valuation of Detrimental Conditions         | ◆ Market Trends – Southern California            |
| ◆ Federal & State Laws & Regulations          | ◆ FHLBB Regulations                              |
| ◆ Standards of Professional Practice A, B & C | ◆ Valuation of Hotels & Motels                   |
| ◆ Advanced Case Studies- Partial Acquisitions | ◆ FHLBB R41b and R41C Seminars                   |
| ◆ Skills of Expert Testimony                  | ◆ Litigation Seminars – San Diego                |
| ◆ Easement Valuation                          | ◆ Comprehensive Examination                      |
| ◆ Mock Condemnation Trial                     | ◆ Demonstration Appraisal Report                 |
| ◆ Limited Appraisals/Reporting Options        | ◆ Case Studies in Real Estate Valuation          |
| ◆ Litigation Appraising Seminar               | ◆ Valuation Analysis & Report Writing            |
| ◆ Narrative Report Generation                 | ◆ Income Property Valuation                      |
| ◆ Licensing/Certification Course              | ◆ Principles, Methods & Techniques               |
| ◆ Litigation Valuation Course                 | ◆ Tax Assessments & Appeals                      |
| ◆ Master Planned Communities                  | ◆ Economic Forecasting                           |
| ◆ Valuation of Contaminated Properties (2)    | ◆ Real Estate Disclosure Training                |
| ◆ Environmental Contamination in Real Estate  | ◆ Partial Interest Valuation (Divided)           |
| ◆ Case Update & Courtroom strategies          | ◆ Residential Property Construction & Inspection |
| ◆ Residential Design & Functional Utility     | ◆ Research Strategies                            |
| ◆ Distressed Property Valuation               | ◆ Business Ethics & Laws                         |

**EMPLOYMENT**

- |                  |   |
|------------------|---|
| ◆ 1998 – Present | Real Estate Appraiser/Consultant – The Samppala Group, San Diego      |
| ◆ 1987 – 1997    | President, David R. Samppala, Inc. dba The Samppala Group             |
| ◆ 1982 – 1987    | David R. Samppala, Inc., associated with G.S. Kibbey & Associates     |
| ◆ 1980 – 1982    | President, Samppala Company, Appraisals & Consultation                |
| ◆ 1979 – 1980    | Real Estate Analyst, Coldwell-Banker, Real Estate Appraisal Services  |
| ◆ 1976 – 1979    | Manager/Chief Appraiser, Stewart L. Clark & Associates, Inc., Seattle |
| ◆ 1972 – 1976    | Advisor, Bellevue Community College, Bellevue, WA                     |
| ◆ 1968 – 1971    | Airborne Intelligence Linguist, Combat Crew, USAF Security Service    |

## COURT QUALIFICATIONS

Qualified as expert witness in San Diego Superior Court, Orange County Superior Court, Santa Barbara Superior Court, Riverside Superior Court, United States District Court, United States Bankruptcy Court, Family Court and County of San Diego Assessment Appeals Board. Testimony offered in jury and non-jury trials as well as numerous depositions. Specific cases and attorneys available upon request. Participation in settlement conferences, mediation and arbitration.

## EXPERTISE

Experience in appraisals of most types of commercial, industrial and residential properties with a wide array of expertise in appraising special purpose properties. Extensive work on eminent domain/condemnation, soils contamination, soils subsidence, environmental/mitigation land, construction defect cases and general litigation matters such as fraud, appraiser malpractice and dissolutions. Typical clientele include lenders, developers, judges, attorneys, government agencies, larger corporate entities and assessment bond underwriters. Nationwide assignments are accepted with primary emphasis in Southern California and Arizona.

## EXPERT WITNESS DESIGNATION

David R. Samppala, MAI accepts potential litigation assignments from plaintiffs, defendants, and their attorneys and, in certain cases, the court itself. Availability, capability and conflicts-of-interest should first be mutually addressed prior to actual designation as an expert witness in any case.

## ATTORNEYS

◆ Ashley, Brady & Cerniglia	◆ Glavis & Bloom	◆ McDonald, Hecht, Solberg
◆ Adler & Marrinan	◆ Gerson, Gordon L.	◆ McDougal, Love, Eckis
◆ Aiken & Pinnegar	◆ Goebel, Louis	◆ McDougal & Associates
◆ Asaro, Keagy, Freeland & McKinley	◆ Grijalva, Ernesto	◆ McGregor & Garrie
◆ Barry and Pike	◆ Green, Daniel K.	◆ McInnis, Fitzgerald, Rees
◆ Beals, Bruce M.	◆ Green & Adams	◆ Milberg, Weiss, Bershad, Hynes & Lerach
◆ Berger, Kahn, Shafton, et al	◆ Greenfield, Kenneth	◆ Muns, Mehalick & Lynn
◆ Benjamin & Sutton	◆ Gray, Cary, Ware & Freidenrich	◆ O'Halloran and Jones
◆ Bostwick, Jeffrey	◆ Greco & Traficante	◆ Payne & Fears
◆ Brandon, Wilson & Muns	◆ Douglas Grinnell	◆ Peterson & Price
◆ Brobeck, Phleger & Harrison	◆ Haasis, Pope & Correll	◆ Potter, Day & Associates
◆ Brown & Brown	◆ Hagenbaugh & Murphy	◆ Pillsbury, Madison & Sutro
◆ Buchbinder, David L.	◆ Hennigan, Michael	◆ Post, Kirby, Noonan & Sweat
◆ Butz, Lucas, Dunn & Enright	◆ Herring & Loftus	◆ Procorpio, Cory, Hargreaves
◆ Caltrans Legal - Raili Cook, Sam Law	◆ Hervey, Wood & Cheatum	◆ Ritchey, Fisher, Whitman & Klein
◆ Castillo & Guevara	◆ Higgs, Fletcher & Mack	◆ Royce, Grimm, Vranjes
◆ Chapin, Fleming & Winet	◆ Hillyer & Irwin	◆ Salas, Daniel
◆ Churchill, Kaplan & Roberts	◆ Hinchy, Witte, Wood, Anderson	◆ San Diego City Attorney
◆ Clark & Morris	◆ Hecht Solberg Robinson Goldberg Bagley	◆ San Diego County Counsel
◆ Clingman, David	◆ IRS - Department of Justice	◆ Schall, Boudreau and Gore
◆ Cooksey, Howard, Martin & Toolen	◆ Jennings, Engstrand & Henrickson	◆ Silldorf Shinnick and Duignan
◆ Coughlan, Semmer & Lipman	◆ Jensen and Roth	◆ Simpson, Delmore & Greene
◆ Dietrich & Gilmore	◆ Johnson & O'Connell	◆ Solomon, Ward, Seidenwurm
◆ Ditty, Anthony	◆ Kennerson, Schwartz, Semerjian & Haile	◆ Stephenson & Prairie
◆ Donahue, Gallagher Woods	◆ Kershek, Denny	◆ Stutz, Gallagher & Artiano
◆ Dunwoody, Dana	◆ Koeller, Nebeker, Carlson & Haluck	◆ Styn and Garland
◆ Duckor Spadling & Metzger	◆ Kolodny & Pressman	◆ Sullivan, Cummins
◆ Deutsch & Associates	◆ Kornfield, Paul & Bupp	◆ Testa & Associates
◆ Duke, Gerstel, Shearer & Bregante	◆ Larabee & Gruenberg	◆ Thagard & Reiss
◆ Edwards, Sooy & Byron	◆ Latham & Watkins	◆ Thompson, Peter
◆ English & Gloven	◆ Lindley, Lazar & Scales	◆ Thompson & McIntyre
◆ Epsten & Grinnell	◆ Long & Williamson	◆ Thornton, Cynthia
◆ Eppsteiner & Associates	◆ Lorber, Grady	◆ Thorsnes, Bartolotta, McGuire
◆ Fay and Lawler	◆ Luce, Forward, Hamilton, Scripps	◆ Walton, Otteson, Meads
◆ Fennemore Craig	◆ Mathews, Bergen & Grier	◆ White, Daniel M.
◆ Fisch, Joseph J.	◆ Marvin Mitchelson	◆ Wingert, Grebing, Anello
◆ Fischbeck, William L.	◆ McClintock, Weston	◆ Winters & Associates
◆ Fleming, Chapin & Winet	◆ McCormick and Mitchell	◆ Wohlfiel, Joel
◆ Ford, Walker, Haggerty & Behar		◆ Wright & L'Estrange
◆ Fox, Frank		

## APPRAISAL STANDARDS & ETHICS

Appraisals and appraisal assignments completed by David R. Samppala, MAI, conform and are subject to the Uniform and Supplemental Standards of Professional Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute. All appraisal and consultation work is held in the strictest confidence and is completed without bias and prejudice. David R. Samppala received the MAI designation in June 1986 and is currently certified through the Appraisal Institute. State Certification was initially obtained in December 1991.

### GENERAL CLIENTELE

◆ Aetna Casualty & Surety	◆ Coopers & Lybrand	◆ Red Cross
◆ Allstate	◆ Cosby Oil Company	◆ Resolution Trust Corporation
◆ Ahmanson Commercial Dev.	◆ Cubic Corp	◆ Robbins Research Institute
◆ American Assets	◆ Daley Corporation	◆ SANDAG
◆ American Valley Bank	◆ Diosese of San Diego	◆ San Diego Chamber of Comm
◆ Ameresco	◆ Eastlake Development	◆ San Diego County Park Soc.
◆ A.T & S.F. Railroad	◆ Eastman Kodak Company	◆ San Diego Gas & Electric
◆ Atlas Hotels	◆ Equitable Real Estate	◆ San Diego Housing Commission
◆ Baldwin Company	◆ Farmers Insurance	◆ San Diego National Bank
◆ Bank of America	◆ FDIC	◆ San Diego Trust
◆ Bank One, Arizona	◆ First American Title	◆ San Diego Department of Education
◆ Bank of California	◆ 1 <sup>st</sup> National Bank of Chicago	◆ San Diego Unified Schools
◆ Bank of Southern California	◆ General Services (GSA)	◆ San Diego Water Authority
◆ Banque National de Paris	◆ Golden Eagle Insurance	◆ Sanyo
◆ Barclays Bank	◆ Grossmont Bank	◆ SDSU Foundation
◆ Boy Scouts of America	◆ Hahn Estate	◆ Scripps Bank
◆ Broe Communities	◆ Hoescht Celanese Corp.	◆ Shearson-Lehman
◆ California- American Water Co.	◆ HUD - San Diego Office	◆ Solana Beach Schools
◆ California Transportation Ventures	◆ IBM	◆ Southeast Development Corp.
◆ Cardiff School District	◆ Independent Order of Foresters	◆ Southern California Bank
◆ Catellus Residential Group	◆ Internal Revenue Service	◆ Southern Pacific RR
◆ Center City Development Corp.	◆ International Savings Bank	◆ State Farm Insurance
◆ CIGNA	◆ John Burnham & Company	◆ Superior Court
◆ Coldwell Banker	◆ Lucky Stores	◆ Sweetwater Union HS District
◆ Collins Development	◆ MCI	◆ TCG-Teleport Communications Group
◆ Coopers & Lybrand	◆ Marriott Hotels	◆ Texaco
◆ California Commerce Bank	◆ Mashburn Waste	◆ TICOR Title
◆ Caltrans	◆ Mayo Foundation	◆ Toronto Dominion Bank
◆ California Water Company	◆ McDonald's Corporation	◆ Transamerica
◆ Chemical Bank	◆ McMillin Communities	◆ Occidental Life
◆ Chrysler Realty Corporation	◆ Miramar North Reservoir	◆ Trust for Public Lands
◆ City of Carlsbad	◆ Mobil Oil	◆ Trust Services of America
◆ City of Chula Vista	◆ New York Life	◆ Union Oil
◆ City of El Cajon	◆ Ninteman Construction	◆ Union Tribune
◆ City of Lake Elsinore	◆ Northern Trust	◆ University of San Diego
◆ City of La Mesa	◆ NRC	◆ Department of the Navy
◆ City of National City	◆ Pacific Bell	◆ US Community Savings
◆ City of Oceanside	◆ PacTel Properties	◆ US Marshals Service
◆ City of Poway	◆ Pioneer Liquidating Corp	◆ US Postal Service
◆ City of San Diego	◆ Price Company	◆ Vestar Properties
◆ City of San Marcos	◆ Proctor & Gamble	◆ Wells Fargo Bank
◆ City of Seattle	◆ Prudential	◆ Western Financial Savings
◆ City of Vista	◆ Ramona Unified Schools	◆ Western Pacific Housing
◆ Commonwealth Title	◆ R.E. Hazard Construction	◆ Weyerhaeuser

### SPECIALIZED APPROVALS/CONTRACTS

David R. Samppala, MAI has previously been under with the San Diego Association of Governments to provide on-going appraisal services in-lieu of Caltrans staff for SANDAG funded road projects. Mr. Samppala is also under contract with the San Diego Housing Commission to act as the lead/primary contractor for any appraisal work the Commission may require and he has been named as a prime contractor for appraisals from the Department of Navy, the County of San Diego and the City of San Diego. He has also been directly appointed in Federal Court and Superior Court to provide appraisal services related to complex appraisal issues and he has acted as an arbitrator (AAA and JAMS) in binding arbitration.

## APPRAISALS OF NOTE

<ul style="list-style-type: none"> <li>◆ Alvarado Medical Center</li> <li>◆ Aurora Biosciences Site</li> <li>◆ Anti-Submarine Warfare Base</li> <li>◆ Baldwin Properties</li> <li>◆ Brittany Tower</li> <li>◆ Brown Field Industrial Park</li> <li>◆ Cal-a-Vie Health Resort</li> <li>◆ Camp Pendleton – Pipeline Easement</li> <li>◆ Camp Pendleton –Fiber Optic Easement</li> <li>◆ Centre City Ford</li> <li>◆ Compri Hotel</li> <li>◆ Cornerstone Corporate</li> <li>◆ Cottonwood Hills</li> <li>◆ Cummings Ranches</li> <li>◆ Daley Corporate Center</li> <li>◆ Daley Ranch (3,200 AC)</li> <li>◆ Eastgate Autopark Mall</li> <li>◆ Eastgate Technology Park</li> <li>◆ Eastlake Community</li> <li>◆ Eastlake Greens</li> <li>◆ Elmore Desert Ranch</li> <li>◆ Espirit Del Sol Apartments</li> <li>◆ Falcon Hills Subdivision</li> <li>◆ Fourth Avenue Corp Center</li> <li>◆ Gateway Medical Center</li> <li>◆ Glaze Auto Dealerships - Redlands</li> <li>◆ Golden Tree Apartments</li> <li>◆ The Grove Apartments</li> <li>◆ Hahn Estate</li> <li>◆ Hacienda Villas (462 Units)</li> <li>◆ Heritage Park Office</li> <li>◆ Hilton Hotel - Seattle</li> <li>◆ I-5/I-8 Retrofit – Mediation</li> <li>◆ International Public Storage</li> </ul>	<ul style="list-style-type: none"> <li>◆ Irvine Mazda Dealership</li> <li>◆ La Jolla Vista Corporate</li> <li>◆ Lawrence Welk Village MHP</li> <li>◆ Madison Plaza Shopping Center</li> <li>◆ Mar Lado Highlands</li> <li>◆ Meadowbrook MHP</li> <li>◆ The Meadows MHP</li> <li>◆ Miramar NAS - Pipeline</li> <li>◆ Mesa Vista Townhomes</li> <li>◆ Miramar Ford Truck</li> <li>◆ Miramar Lincoln Mercury</li> <li>◆ Miramar Ranch North</li> <li>◆ Mission Brewery Plaza</li> <li>◆ Mission Bay Hospital Medical</li> <li>◆ Mission Valley Financial</li> <li>◆ Mount Carmel Parish Property</li> <li>◆ Navy Housing – several</li> <li>◆ North Chollas Landfill Site</li> <li>◆ Ocean Hills</li> <li>◆ Olympic Training Site</li> <li>◆ Old Town Plaza</li> <li>◆ Otay International Center</li> <li>◆ Otay Ranch (19,000 Acres)</li> <li>◆ Patrician Senior Apartments</li> <li>◆ Peoples Chevrolet Dealership</li> <li>◆ Point Loma Convalescent</li> <li>◆ Pomerado Medical Center</li> <li>◆ Port District Industrial Land</li> <li>◆ Rams Hill Country Club</li> <li>◆ Rancho Carrillo</li> <li>◆ Rancho Vista del Mar</li> <li>◆ Reidy Creek Apartments</li> <li>◆ Major Fast Food Outlets</li> <li>◆ USN Office Site - PCH</li> </ul>	<ul style="list-style-type: none"> <li>◆ Ridgeway Row Development</li> <li>◆ Rose Hill Memorial Cemetery</li> <li>◆ Safeco Building - CBD</li> <li>◆ St. Paul's Episcopal Home</li> <li>◆ Salt Creek/Pepper Creek</li> <li>◆ San Diego Business Park</li> <li>◆ San Diego County Administration Building</li> <li>◆ San Diego County Courthouse Sites</li> <li>◆ San Diego Design Center</li> <li>◆ San Diego Medical Center</li> <li>◆ Santa Fe Christian School</li> <li>◆ Santee Towne Center</li> <li>◆ Sanyo Building</li> <li>◆ Scripps Corporate Park</li> <li>◆ Scripps Villages Master Planned Community</li> <li>◆ Seaview Corporate Center</li> <li>◆ South Bay Plaza</li> <li>◆ Southland Plaza Shopping</li> <li>◆ State Highway 52 Extension</li> <li>◆ State Highway 125 (ptn)</li> <li>◆ Sunbow</li> <li>◆ Telios Biotech Building</li> <li>◆ Tulloch Ranches</li> <li>◆ USD Property</li> <li>◆ USD High School</li> <li>◆ Vallecitos Town Center</li> <li>◆ Valley Bowling Center</li> <li>◆ Valley Center Sewer Assessment District</li> <li>◆ Western University Building</li> <li>◆ Willow Creek Plaza</li> <li>◆ SR241 – Freeway R/W</li> </ul>
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## RESOURCES

To complete work in a professional, thorough manner, The Sappala Group subscribes to or uses a wide array of resources. Some are noted below:

<ul style="list-style-type: none"> <li>◆ COMPS, Inc. (Commercial and Residential)</li> <li>◆ E-Comps Service – Continental US</li> <li>◆ First American Title Company- CD-ROM Data</li> <li>◆ First American Title Company Microfiche Data</li> <li>◆ First American Title Company Flood Maps</li> <li>◆ First American Title Company Assessors' Maps</li> <li>◆ Transamerica Metroscan Data – CDROM &amp; On-line</li> <li>◆ MLS On-line (Multiple Listing Service) – San Diego</li> <li>◆ Leasebeat (Lease Information Service)</li> <li>◆ Marshall Valuation Service On-line (Costs)</li> <li>◆ Marshall Valuation Service Manuals</li> <li>◆ San Diego Daily Transcript Archive Subscription</li> </ul>	<ul style="list-style-type: none"> <li>◆ Sandicor Investment Property Data</li> <li>◆ BOMA Manuals (Office Building Expenses)</li> <li>◆ ARGUS Software (Discounted Cash Flow)</li> <li>◆ Market Source (Appraisal Institute)</li> <li>◆ Appraisal Journal (Appraisal Institute)</li> <li>◆ San Diego Business Journal</li> <li>◆ San Diego Daily Transcript</li> <li>◆ Extensive Appraisal Library</li> <li>◆ Real Estate Tax Manuals</li> <li>◆ Southern California MLS – Orange, Riverside, LA</li> <li>◆ Commonwealth Land Title Information – Nationwide</li> <li>◆ San Diego Union Tribune Archive Subscription</li> </ul>
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## BUSINESS INFORMATION

### THE SAMPPALA GROUP

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Telephone: 619/275-0967 • Fax: 619/275-5200