

# IRR Los Angeles Office Profile

Overview of Expertise  
Mission Statement  
Key Personnel  
Core Competencies  
Significant Assignments  
Eminent Domain Assignments  
Client List  
Key Personnel Qualifications  
Corporate Profile  
Competitive Advantage  
Contact Us

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400

F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



# Overview of Expertise

Integra Realty Resources – Los Angeles provides real estate valuation and consulting services for a broad range of property types, addressing diverse client needs. Our clients include governmental agencies at the local, state and federal levels, law firms, investment advisory firms, corporations, developers, lenders, investors, and other professional concerned with the value, use, and feasibility of real property.

Integra Realty Resources – Los Angeles is the result of consolidation of Ellis Group, Inc. (founded in 1996) with Integra Realty Resources in 1999. Our local office has a staff of 16, including 13 appraisers. Five of our appraisers are MAIs. Additionally, our senior managing director, John Ellis, and our managing director, Beth Finestone, are members of the prestigious Counselors of Real Estate. Both are also Fellows of the Royal Institution of Chartered Surveyors. Members of the firm are active in voluntary professional organizations including the Appraisal Institute, the International Right of Way Association, and the Real Estate Research Council of Southern California.

## Principal Markets Served

### Primary California Counties

Los Angeles  
Orange  
Riverside  
San Bernardino  
Santa Barbara  
Ventura

### Secondary California Counties

Fresno  
Inyo  
Kern  
Madera  
Mono  
San Luis Obispo  
Tulare

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400  
F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



# Mission Statement

Our mission is to provide the highest level of client service found in real estate appraisal and consulting throughout Southern California.

To accomplish this, we strive to:

- Communicate with our clients to understand their specific needs and to report our findings in a meaningful and timely manner.
- Maintain and enhance staff education and office resources necessary to thoroughly understand the real estate markets where we practice.
- Conduct our analyses and report our conclusions in a manner that is unbiased and consistent with our professional ethics and standards.
- Use technology for continuous improvement in client service.
- Work as a team with an open sharing of ideas and information, recognizing that helping any member of the firm ultimately benefits the entire group.
- Encourage our members to fulfill their personal aspirations regarding family involvement, as well as community and professional services.

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400

F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



# Key Personnel

## Management

John G. Ellis, MAI, CRE, FRICS  
Senior Managing Director  
jellis@irr.com

Beth B. Finestone, MAI, AI-GRS, FRICS, CRE  
Managing Director  
bfinestone@irr.com

Adam M. Bogorad, MAI  
Senior Director  
abogorad@irr.com

Robert M. Lea, MAI  
Director  
rlea@irr.com

William Larsen, SR/WA  
Director  
wlarsen@irr.com

Ryan J. Dobbins  
Associate Director  
rdobbins@irr.com

## Senior Analysts

Jerardo Arciniega, MAI  
jarciniega@irr.com

Nicole B. Galvez  
ngalvez@irr.com

Susan O. Gordon  
sgordon@irr.com

Quinn M. Hazard  
qhazard@irr.com

Thomas G. Richardson  
trichardson@irr.com

## Analysts

Brian DeGuzman  
bdeguzman@irr.com

Shawn K. Gibson  
sgibson@irr.com

Stephanie Villa  
svilla@irr.com

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400  
F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



# Core Competencies

Real Estate Valuation and Appraisal  
Counseling, Special Studies, and Review Services  
Dispute Analysis and Litigation Support  
Public Agency and Right of Way Services

## Real Estate Valuation and Appraisal

- The firm is experienced in the appraisal of investment-grade properties, including office buildings, shopping centers, industrial developments, hotels and motels, apartment and condominium complexes, mobile home parks, and industrial and residential subdivision acreage. We are also experienced in specialty property types, including auto dealerships, restaurants, bowling alleys, gas stations, churches, motion picture and performing arts theaters, cold storage and food processing facilities, parking structures, agricultural property, mitigation land, waterfront property, shipping terminals, wind farms, and residential estates.

## Counseling, Special Studies, and Review Services

- Many clients find our tailored counseling services to be a cost-effective way to generate reliable information and advice which is specific to their needs. This can include gathering and reporting detailed information relating to supply and demand characteristics, market research based on predefined parameters, and examining alternatives in investment or transaction decisions.
- We perform specialized studies, including market demand, feasibility, highest and best use, reuse analysis, potential value diminution (from both internal and external influences), the valuation of partial interests, and the study of damages and benefits that may arise in condemnation matters.
- We provide both field and desktop reviews of appraisal reports (or other studies). If appropriate or necessary, our review services can be supplemented with an independent investigation of market conditions or comparable data which may not have been included in the original appraisal.

## Dispute Analysis and Litigation Support

- Appraisers at the firm are qualified in superior and federal courts throughout California on real estate valuation issues. On multiple occasions Integra's senior managing director, John Ellis, has been selected by the Los Angeles County Superior Court to act as a court-appointed expert to assist with the resolution of pending valuation issues. He is also an experienced arbitrator.

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400  
F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



# Core Competencies

- Other examples of our litigation support services include:
  - ◆ Field and/or desktop review of appraisal reports to determine the objectivity of the investigation, the adequacy of the data developed, and the consistency with accepted appraisal practices (including the appraisal practices set forth in the USPAP).
  - ◆ Working with legal counsel to develop effective areas of cross-examination for appraisal and valuation witnesses.
  - ◆ Preparation of graphic and demonstrative exhibits (including charts, graphs, aerial photographs, and videotape) to be used with the presentation of expert testimony.

## Public Agency and Right of Way Services

- We service a wide range of public agency clients, including state, federal and local governmental agencies as well as school districts, public utilities, and transit authorities. Our public agency services include:
  - ◆ Eminent domain valuations
  - ◆ Appraisals of partial takes
  - ◆ Appraisals of full takes
  - ◆ Easement valuations
    - \* Temporary construction easements
    - \* Pipeline easements
    - \* Subway easements
  - ◆ Land swaps
  - ◆ Analysis and reports purposed to *Uniform Standards of Federal Land Acquisitions* (the Yellow Book)
  - ◆ Mitigation land appraisals

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400

F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



# Significant Assignments

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

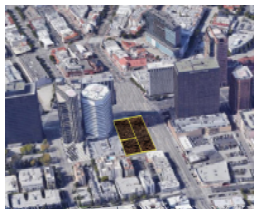
T 818.290.5400  
F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



## Brooks Brothers, Beverly Hills

Valuation of the fair market value of the leased fee interest of a retail store in the Golden Triangle area of Beverly Hills, located on the southeast corner of Rodeo Drive and Little Santa Monica Boulevard. The intended use is for estate taxation purposes.



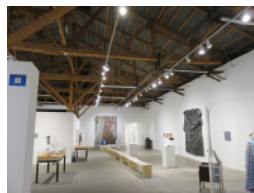
## 10900 Wilshire Blvd., Los Angeles

Valuation of underlying land only for rent resetting of a long-term ground lease. The subject is one of three lots comprising a single Assessor's parcel number. The office complex identified as Murdock Plaza was developed on the assemblage of the three lots.



## Welltower, Inc. Portfolio, Beverly Hills

Valuation of four medical offices and one parking garage in the Golden Triangle area of Beverly Hills. The properties were part of a portfolio transaction that were re-assessed by the County of Los Angeles. Assignment required re-allocation of real property and business or going concern components for tax appeal.



## Hauser & Wirth, Arts District

Valuation of fair market value of subject including renovation and construction that was finished in 2016. After the renovation the County Tax Assessor reassessed the property. The intended use is for tax appeal.



## Torrance Town Center, Torrance

Also known as Airport Plaza, this is a valuation of the possessory interest of the subject property, land and real property improvements. The intended use is for tax appeal.



# Significant Assignments

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400  
F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



## Terranea Resort, Rancho Palos Verdes

Valuation of fair market value of the subject, a luxury resort property located in Rancho Palos Verdes. The intended use is for tax appeal.



## Huntington Beach Wetlands Complex/ Newland Marsh

Fair market valuation of a relic salt marsh that is part of the larger Huntington Beach Wetlands. The property contained sensitive wetlands habitat that degraded over time due to isolation from tides, freshwater input and historic oil exploration. The client was the California State Coastal Conservancy.



## I-5 and Jamboree Road, Irvine

Valuation of the fee simple interest of right of way acquisitions of north and south bound ramps with and without deed restrictions to facilitate a transfer of the acquisitions from the City of Irvine to Caltrans.



## I-5 HOV/Truck Lane Project, Castaic

A public agency-owned property with permanent drainage easement and temporary construction easement proposed for the I-5 HOV/Truck Lane Project. The client for the assignment was the County of Los Angeles that owns the property impacted by the acquisitions.



## SR-91 HOV Excess Land, Riverside

Valuation of the market value of several parcels of excess vacant land along the SR-91 within the City of Riverside. The intended use is for disposition of the excess land.





# Eminent Domain Assignments

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400

F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



## 160 N. Canon Dr. & 9397 Wilshire Blvd, Beverly Hills

Valuation of the fee simple interest and the taking of a long-term temporary construction easement for work related to the Purple Line Subway Extension Transit Project. Expert testimony was provided.



## I-405 Improvement Project, Orange County

Valuation of 105 properties located along I-405, between SR-73 and I-605, for acquisition by the OCTA, in partnership with Caltrans. The purpose was to develop an opinion of the fair market value of the larger parcels and proposed acquisitions.



## I-10 Corridor Project, Los Angeles & San Bernardino counties

Valuations of the fee simple interest and right of way takings of 28 properties located along the path of the planned Contract 1 Corridor. Caltrans and SBCTA entered into a cooperative agreement to implement, design and construct the Contract 1 portion of the I-10 Corridor Project between the Los Angeles/San Bernardino County line to the I-10/15 interchange.



## Japanese Village Plaza, Los Angeles

A mixed-use retail property with second-floor office space containing 90,301sf, 52 units, three-level parking garage, contracted in 2015, located in Downtown Los Angeles. Valuation for eminent domain purposes related to permanent subsurface easements for Metro tunnel alignment.



# Eminent Domain Assignments

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400

F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



## **I-215 Placentia Interchange, Perris**

**Valuation of 6 properties for acquisition by the RCTC. The purpose was to develop an opinion of fair market value of the larger parcels and proposed acquisitions. The project included both partial and full acquisitions.**



## **El Adobe Apartments, Pico Rivera**

**Fair market valuation of a 2-building, 3-story, 67-unit multifamily residence located directly adjacent to UPRR tracks at the Durfee Avenue crossing. A proposed grade separation required an analysis of the impact of 3 proposed permanent roadway, retaining wall/footing, and utility easements and a 130-week temporary construction easement covering 43% of the property. Expert witness testimony was provided.**



# Government Acquisition — Yellow Book



## **Roekpuritat, SAMO 115-40, Los Angeles County**

**Valuation of 40 acres of recreational land in the Santa Monica Mountains Coastal Zone north of Malibu. Client for the assignment is OVS and National Park Service, Pacific West Region.**



## **SJRRP Reach 3, Madera County**

**Valuation of Reach 3 of the San Joaquin River Restoration Program (SJRRP) for a proposed seepage easement. Client for the assignment is OVS, US Department of the Interior**

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400

F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



# Client List

## Cities

Aliso Viejo  
Arcadia  
Bakersfield  
Baldwin Park  
Bellflower  
Beverly Hills  
Buena Park  
Burbank  
Carson  
Claremont  
Commerce  
Corona  
Cudahy  
El Centro  
El Monte  
Fountain Valley  
Glendale  
Hawthorne  
Hermosa Beach  
Huntington Beach  
Indio  
Inglewood  
Irvine  
La Habra  
La Verne  
Lancaster  
Lawndale  
Loma Linda  
Long Beach  
Los Angeles  
Lynwood  
Malibu  
Monrovia  
Montclair  
Monterey Park  
Moreno Valley  
Newport Beach  
Ontario  
Orange  
Oxnard  
Palmdale  
Pasadena  
Pico Rivera  
Redondo Beach  
Rialto  
Riverside  
Rosemead  
Sacramento  
San Dimas  
Santa Clarita  
Santa Monica  
Seal Beach  
South El Monte  
Stanton

Temecula  
Upland  
Victorville  
West Hollywood  
Westminster

## School Districts and Educational Institutions

Adelanto School District  
Anaheim City School District  
Anaheim Union High School District  
Antelope Valley Union High School District  
Barstow Community College District  
California State University, Los Angeles  
Charter Oak Unified School District  
College of the Desert  
Eastside Unified School District  
El Monte Union High School District  
El Segundo Unified School District  
Fontana Unified School District  
Fountain Valley School District  
Hacienda La Puente Unified School District  
Inglewood School District  
Lake Elsinore Unified School District  
Las Virgenes Unified School District  
Los Angeles Community College District  
Los Angeles County Office of Education  
Los Angeles Unified School District  
Moreno Valley Unified School District  
Morongo Unified School District  
Mountain View Elementary  
Ojai Unified School District  
Orange County Department of Education  
Orange Unified School District  
Oxnard Union High School District  
Palm Springs Unified School District  
Palmdale School District  
Paramount Unified School District  
Pasadena Unified School District  
Pepperdine University  
Pinecrest Schools  
Placentia-Yorba Linda Unified School District  
Pomona Unified School District  
Regents of the University of California  
Rim of the World Unified School District  
Riverside Unified School District  
San Bernardino City Unified School District  
San Gabriel Unified School District  
San Jacinto Unified School District

Santa Ana Unified School District  
Savanna School District  
South Pasadena Unified School District  
University of La Verne  
Val Verde Unified School District  
Victor Valley Union High School District  
Whittier Christian High School  
Wilsona School District

## Other Public Agencies and Related Consultants

Associated Right of Way Services, Inc.  
Bender Rosenthal, Inc.  
California Department of Fish and Wildlife  
California Department of General Services  
California Department of Transportation  
California Department of Water Resources  
California High-Speed Rail Authority  
California State Coastal Conservancy  
California State Parks  
California Wildlife Conservation Board  
Center for Community and Family Services  
Continental Field Service Corp.  
County Sanitation Districts of Los Angeles  
Epic Land Solutions, Inc.  
HDR Engineering, Inc.  
Housing Authority of the County of San Bernardino  
Los Angeles County Department of Auditor-Controller  
Los Angeles County Department of Public Works  
Los Angeles County Development Authority  
Los Angeles County Metropolitan Transportation Authority  
Los Angeles World Airports  
Los Cerritos Wetland Authority  
Metropolitan Water District of Southern California  
Orange County Transportation Authority  
Overland, Pacific & Cutler, LLC  
Paragon Partners Ltd.  
Port of Long Beach  
Port of Los Angeles  
Riverside County Economic Development Agency  
Riverside County Transportation Commission  
Sanitation Districts of Los Angeles County  
Santa Monica Mountains Conservancy  
Southern California Edison Company  
The Nature Conservancy  
The Trust for Public Land

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400

F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



# Client List

Trabuco Canyon Water District  
U.S. Army Corps of Engineers  
U.S. Department of Energy  
U.S. Department of Interior  
U.S. Department of Justice  
U.S. General Services  
Administration

## Law Firms

Agnew Brusavich  
Ajalat, Polley, Ayoub & Matarese  
Aleshire & Wynder, LLP  
Allen Matkins  
Alston & Bird LLP  
Alvarado Smith  
Anderson, McPharlin & Conners,  
LLP  
Arnold LaRochelle Mathews  
Vanconas & Zirbel LLP  
Atkinson, Andelson, Loya, Ruud  
& Romo  
Avila & Putnam, PC  
Bacalski, Ottoson & Dubé LLP  
Berman, Berman & Berman, LLP  
Best Best & Krieger LLP  
Bewley Lassleben & Miller  
Bird, Marella, Boxer, Wolper,  
Nessim, Drooms, Licensberg &  
Rhow, PC  
Blank Rome LLP  
Bleau Fox, PLC  
Branton & Wilson, APC  
Bryan Cave LLP  
Callahan & Blaine  
Cannan & Nelms  
Carlson Law Group, Inc.  
Carlsmith Ball LLP  
Castro & Associates  
Cooksey, Toolen, Gage, Duffy &  
Woog  
Cox, Castle & Nicholson LLP  
Demetriou, Del Guercio, Springer  
& Francis, LLP  
Duckor Spradling Metzger &  
Wynne  
Early Sullivan Wright Gizer &  
McRae LLP

Edwards Wildman  
Ford, Walker, Haggerty & Behar,  
LLP  
Frandzel Robins Bloom & Csato,  
L.C.  
Fulbright & Jaworski L.L.P.  
Galen & Davis LLP  
Galfin, Passon & Greely, LLP  
Gilchrist & Rutter  
Glaser Weil  
Graham Vaage LLP  
Grant, Genovese & Baratta, LLC  
Graves & King LLP  
Greenberg Traurig, LLP  
Gresham Savage Nolan & Tilden  
A.P.C.  
Gutierrez & Vera, LLP  
Haight Brown & Bonesteel, LLP  
Harding Larmore Kutcher &  
Kozal, LLP  
Hayden & Kassel  
Irell & Manella LLP  
Jackson Tidus  
Jenkins & Hogin, LLP  
Kane, Ballmer & Berkman  
Kaplan, Kenegos & Kadin  
Kelly Lytton & Williams LLP  
Kulik, Gottesman, Mouton &  
Siegel, LLP  
Kutak Rock LLP  
Lewis Brisbois Bisgaard & Smith  
LLP  
Liner Yankelevitz Sunshine &  
Regenstreif LLP  
Littler Mendelson, P.C.  
Lozano Smith, PC  
McKenna Long & Aldridge LLP  
Morris Polich & Purdy LLP  
Musick, Peeler & Garrett LLP  
Newmeyer & Dillion LLP  
Nossman LLP  
O'Melveny & Myers LLP  
Parilla, Garber & Ettiinger, LLP  
Pillsbury Winthrop Shaw Pittman  
LLP  
Poindexter & Doutré

Price, Postel & Parma LLP  
Quinn Emanuel Urquhart Oliver  
& Hedges, LLP  
Richards, Watson & Gershon  
Robinson & Wood, Inc.  
Rodi Pollock Pettker Christian &  
Pramov, LC  
Rutter Hobbs & Davidoff  
Incorporated  
Sacks, Glazier, Franklin & Lodise  
LLP  
Sheppard Mullin Richter &  
Hampton LLP  
Sidley Austin LLP  
Stradling Yocca Carlson & Rauth  
Sullivan Hill Lewin Rez & Engel  
SulmeyerKupetz  
The Boss Law Firm APLC  
The Sohagi Law Group  
Waldron & Bragg, LLP  
Wilson, Elser, Moskowitz,  
Edelman & Dicker, LLP  
Wolf, Rifkin, Shapiro, Schulman  
& Rabkin, LLP  
Zimmerman & Kahanowitch

## Financial Institutions, Fund Managers and Related Entities

Adler Realty Investments  
AEGON USA Realty Advisors, Inc.  
AES Corporation  
American Savings & Loan  
Association  
Arbor Commercial Mortgage, LLC  
Argonaut Insurance Company  
Bank of America Corporation  
Bank of the West  
Bayview Financial  
Business Partners, LLC  
Capital Source Bank  
Central Pacific Bank  
Centerline Servicing (C-111 Asset  
Management)  
Citibank  
Citigroup Private Bank

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400  
F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



# Client List

City National Bank  
Clarion Properties  
Cohen Financial  
Comerica Bank  
Community Bank  
East West Bank  
Federal Deposit Insurance Corporation  
First National Bank of Arizona  
Fleet Capital  
General Bank  
General Mortgage Acceptance Corporation  
Heller Financial  
Home Savings of America  
Imperial Savings and Loan  
JPMorgan Chase & Co.  
J.P. Morgan Investment Management  
La Salle Bank Corporation  
LACERA  
Lehman Brothers Holding, Inc.  
Litchfield Advisors, Inc.  
Merrill Lynch Business Financial Services, Inc.  
Merrill Lynch Mortgage Capital, Inc.  
Metrobank  
Mitsubishi Bank  
Southern California Savings  
Sun Trust Bank  
ST Residential  
Swiss Re Underwriters Agency  
Thorofare Capital, Inc.  
Union Bank  
Universal Bank  
Wachovia Capital Markets, LLC  
Wells Fargo Bank NA

## Corporations

Alamo Rent A Car, LLC  
Amwest Surety Insurance Company  
Auto Club Speedway  
BP Products North America, Inc.

Catellus Development Corporation  
CB Richard Ellis, Inc.  
Chevron U.S.A., Inc.  
CKE Restaurants, Inc.  
Coca Cola Bottling Company, Los Angeles  
Deloitte & Touche  
DreamWorks Animation  
Deutsch Company  
ExxonMobil Corporation  
Fidelity National Title Insurance  
GE Energy  
General Motors LLC  
Howard Hughes Properties  
Jackson National Life Insurance  
Jones Lang LaSalle  
Kaiser Foundation Health Plan, Inc.  
Larwin Company  
Marketplace Properties  
McDonald's USA LLC  
NAI Commercial Real Estate Services  
National Bureau of Property Administration, Inc.  
Occidental Petroleum Corporation/Cities Service  
Overton Moore Properties  
Pacific Pipeline System, Inc.  
Parson Engineering  
Pasha Group  
Radiovisa Corporation  
Rendina Companies  
Shell Oil Company  
Thrifty Oil Co.  
Ticor Title Insurance  
Trammel Crow Company  
Transamerica Title Insurance  
Unocal Corporation  
URS Corporation  
Wal-Mart Stores, Inc.  
Xerox

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400

F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



# Key Personnel Qualifications

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400  
F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)



## **John G. Ellis, MAI, CRE, FRICS**

Mr. Ellis, Senior Managing Director of Integra Realty Resources – Los Angeles, has provided real estate appraisal services in Southern California continuously since 1980. From 1980 to 1996 Mr. Ellis was with the Los Angeles-based real estate appraisal firm of Lea Associates, Inc., most recently as Principal and Senior Vice President. He founded the firm of Ellis Group in 1996, which became Integra Realty Resources – Los Angeles in 1999.

Property types which he has appraised include office buildings, shopping centers, industrial buildings, apartment and condominium complexes (including affordable housing projects), subdivisions, mobile home parks, hotels, motels, restaurants, healthcare properties, religious facilities, bowling alleys, golf courses, gas stations, car washes, motion picture and performing arts theaters, cold storage and food processing facilities, parking structures, transit-oriented development projects, shipping terminals and other types of waterfront property, industrial, commercial and residential acreage, agricultural land, mountainous and hillside acreage, beachfront homes and utility and transportation corridors (in fee and as easements), designated open space, and single-family residences including beachfront homes and major estates.

Mr. Ellis has completed a wide range of specialized studies including value diminution (from both internal and external influences), market demand, feasibility, severance damages and project benefits, investment analysis, assessment allocation, reuse analysis, and the valuation of partial interests including leasehold, leased fee, possessory interests, and minority interests.

He holds a Bachelor of Arts in Business-Economics from the University of California, Los Angeles. He is a published author on appraisal topics, an instructor of appraisal courses and seminars, has provided more than 17 years of volunteer service to the Appraisal Institute, and served as President of the Southern California Chapter of the Appraisal Institute. Mr. Ellis has given expert testimony in federal and superior courts. He also provides appraisal reviews and consultation services when needed, and is an experienced arbitrator.



## **Beth B. Finestone, MAI, AI-GRS, FRICS, CRE**

Ms. Finestone, Managing Director for and a principal of Integra Realty Resources – Los Angeles has been with the firm since 2004 and has been appraising in Southern California since 1981. She has specialized in valuation and consulting services related to public agency and right-of-way clients and for major, investment-grade commercial properties, e.g., office, industrial, retail, multi-family, land, and special purpose properties, for over 30 years. Ms. Finestone also has expertise in valuing large tracts of land for mitigation and other purposes, including conservation easements.

Ms. Finestone previously held senior positions with Finestone & Associates and Cushman & Wakefield of California. At Finestone & Associates from 1996 through 2003, she specialized in real estate appraisal, valuation and consulting services with focus on preparation of appraisals for industrial, commercial, and special purpose properties. This focus included consultation services, due diligence work, litigation support, and expert witness designation.

At Cushman & Wakefield of California, Inc. from 1983 through 1996, Ms. Finestone was in the Los Angeles Appraisal Services Group, specializing in real estate valuation and consulting. By the end of her tenure, she was responsible for the management of the Los Angeles Valuation Advisory Services Group, including preparation and review of appraisal reports, business development, consulting and litigation work, management and coordination of multi-property assignments and national accounts, professional staff development, and support staff supervision.

Ms. Finestone's services include a wide range of specialized studies including value diminution (from both internal and external influences), market demand, feasibility, severance damages and project benefits, investment analysis, assessment allocation, reuse analysis, and the valuation of partial interests including leasehold, leased fee, possessory interests, and minority interests. She has acted as a review appraiser for many public agency clients, such as Orange County Transportation Authority, Los Angeles Unified School District, and the City of Ontario.



# Competitive Advantage



## Client Satisfaction

Integra is committed to streamlining the management and delivery of assignments so our clients have confidence and direct contact with the appropriate individuals.

## 100% Valuation and Counseling

Integra's personnel, resources, data and techniques are focused exclusively on valuation and counseling. We do not offer other conflicting services, and we are independent and have only one interest in mind: The Client.

## Industry Leasing Research

Integra, through its proprietary database - DataPoint - provides in-depth analytics throughout the US. This unrivaled database is compiled from more than 100,000 valuation assignments across multiple markets.

## Elite Professionals

Integra has over 165 MAIs and more than 30 CREs, more than any other company. With Integra, you get the broadest national coverage with over 60 offices throughout North America and over 900 'best in class' valuers.

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400  
F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)





# Contact Us

## **Integra Realty Resources Los Angeles**

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400  
F 818.290.5401

LosAngeles@irr.com  
[www.irr.com/losangeles](http://www.irr.com/losangeles)

## **Integra Realty Resources Corporate Headquarters**

7800 East Union Avenue  
Suite 400  
Denver, CO 80237

T 212.575.2935  
F 646.424.1869

info@irr.com  
[www.irr.com](http://www.irr.com)

Integra Realty Resources  
Los Angeles

16030 Ventura Boulevard  
Suite 620  
Encino, CA 91436-4473

T 818.290.5400  
F 818.290.5401

[www.irr.com/losangeles](http://www.irr.com/losangeles)

