

**EXPERT WITNESS TESTIMONY
BY GERALD N. ZADDACK, MAI, CRE**

<u>CASE NO.</u>	<u>PROPERTY TYPE</u>	<u>ATTORNEY</u>	<u>DATE</u>	<u>TESTIMONY</u>
FC2016-091275	Solar Farm Tonopah, AZ	Sandra B Burt Burt Feldman Grenier	Oct-18	Trial; Appraisal Review
TX2014-000166	Corporate Office Campus 1 Norterra Dr, Phx	Joseph Kiefer Maricopa County	Jan-18	Deposition; Value
CV2014-008675	Industrial Building 1850 W. Broadway Rd, Phx	Janis Haug City of Phoenix	Dec-17 Jul-16	Trial; Value Deposition; Value
CV2016-000609	Bank Branch US 60 & Bell Rd, Surprise	Ron Aschenbach AG - Transportation Section	Oct-17	Deposition; Value
CV2015-004114	Mixed-Use Apt & Retail W. 6th Ave, Tempe	Scot L Claus - Dickenson Wright Jeffrey D Gross - Berry Riddell, LLC	Sep-17	Deposition; Value
CV2014-012532	Industrial Buildings 2845 W Broadway Rd, Phx	City of Phoenix Janis Haug	Aug-17	Deposition; Value
CV2014-008414 & CV2014-009608	Industrial Buildings 2502 & 2524 W Broadway Rd, Phx	City of Phoenix Janis Haug	Jun-17	Deposition; Value
CV2014-094312	Industrial Buildings and Land Phoenix, Gilbert, Chandler	Richard L. Cobb Lake & Cobb	Oct-16	Deposition; Value
CV2014-003367	Residential Subdivision East Side of Dean Road South of Yuma Rd Buckeye, AZ	David Ouimette Dickinson Wright, PLLC	Sep-15	Deposition; Appraisal Review
CV2009-011223	Vacant Land NEC Citrus & Indian School Rds Goodyear, AZ	Martin Aronson Morrill & Aronson	Jan-15 Feb-15	Deposition; Value Trial; Value
CV2010-02764	Vacant Land 108.66 Acres Bullhead City, AZ	DouglasAllsworth Kutak Rock, LLP	Jan-15	Deposition; Value
CV2012-80331	Vacant Land East of St. Rte. 179 Oak Creek Village, AZ	Ryan Lorenz Clark Hill PLC	Jul-14	Deposition; Value
C2007-5144	Vacant Land Catalina Foothills School District, Tucson, AZ	Diane Miller Miller Kramer	Feb-14 Oct-14 Jun-11	Trial; Value 2 nd Deposition Deposition; Value
CV2012-006892	Vacant Land L'ing NEC Higley & Williams Rd, Gilbert AZ	Charles Ayers	Oct-13	Deposition, Value
TX2010-000299	Office Building Loop 101 & 56 th St. Phoenix, AZ	Kathleen Patterson Maricopa County	Oct-13 Feb-13	Trial; Value Deposition; Value

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CV 2010-032473	Vacant Land SWC Dysart Rd & Northern Ave, Maricopa County	Jean Rice Maricopa County	May-13	Trial; Value
CV 10-02756-PHX (NVW)	Vacant Land Harquahala Valley Maricopa County	Jeffery Leonard Sachs Tierney	Jan-13	Deposition; Review
CV 2010-017195	Apartment Project 18 th St. & Missouri Ave, Phoenix, AZ	Michael Scheurich Mariscal Weeks McIntyre & Friedlander	Aug-12	Trial; Value
2:10-bk-17310-GBN	Vacant Land Apache Junction Pinal County	Susan Boswell Quarles & Brady	May-12	Bankruptcy Hearing; Value
CV2012-007163	Retail SWC Higley & Williams Field Rd Gilbert AZ	Stephanie Heizer Ayers & Brown	May-12	OIP Hearing; Value
CV 2010-010160	Queen Creek Office Condos SWC of Ocotillo & Rittenhouse Queen Creek, AZ	Mary Grace McNear Kutak Rock	Jan-12	Trial; Value
CV 2006-018585	Spook Hill East side of the CAP Canal, Generally between McDowell & Brown Rds, Brown Mesa, AZ	Jeff Leonard Sachs Tierney	Jan-12	Deposition; Value
CV 2010-000030	Vacant Land 83rd Ave & Buckeye Rd Phoenix, AZ	Michael Scheurich Mariscal Weeks McIntyre & Friedlander	Feb-11	Trial; Value
CV 2008-026473	Commercial Land Troon North 100th Street & Dynamite Scottsdale, AZ	Timothy Barton Gust Rosenfeld	Nov-10	Trial; Damages
2:09-bk-29332-EWH	Single-Family Subdivision Ellsworth & Chandler Heights Rds Queen Creek, AZ	Lance R. Broberg Tiffany & Bosco	Aug-10	Trial; Value
Appeal of Appraisal, Application to Purchase No. 53-113779	Vacant Land- Rogers Lake Flagstaff, AZ	Charles Ayers Ayers & Brown	Aug-10	ASLD Hearing Value

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CV2006-013543 Consolidated with CV2007-013782	Vacant Land North & South Sides of Hualapai Drive (alignment), ½ Mile West of Pima Road Scottsdale, AZ	Tim Thomason City of Scottsdale	Oct-09	Deposition; Value
AAA Case No. 16-181-Y-00262-09	Sand & Gravel Buckeye, AZ	David B. Zabel Cohen & Wolf, PC	Oct-09	Arbitration
CV2005-010059	Commercial Building 363 N. 1 st Avenue Phoenix, AZ	Charles Ayers Ayers & Brown	Mar-09	Trial; Value
CV2007-012556	Commercial Land Central Ave & Camelback Rd Phoenix, AZ	Charles Ayers Ayers & Brown David Pennartz Gust Rosenfeld	Jan-09	Trial; Value
CV2002-013632	Vacant Land East side of Pima, South of Happy Valley Scottsdale, AZ	Bruce Washburn City of Scottsdale	Jul-08	Trial; Value
CV2005-010063	Commercial Land & Old Building 430 N. Central Avenue Phoenix, AZ	Charles Ayers Ayers & Brown	Jul-08	Trial; Value
CV2003-013072, 073 & 074	Commercial & Residential Land Greenfield & Williams Field Rds. Gilbert, AZ	Bryan Perry Assistant Attorney General	Jan-08	Trial; Value
CV2006-001580	Residential Land NEC 59th Avenue & Olney Avenue (Alignment) Phoenix, AZ	Christina Koehn Assistant City Attorney	Jan-08	Deposition; Value
CV2004-019183	Commercial Land Scottsdale, AZ	Mary Grace McNear City of Scottsdale	Aug-08 Jul-07	Depositions; Appraisal Review
Unknown	RV Resort US 60 & Ellsworth Rd.	Chris Kramer Assistant Attorney General	Oct-05	Trial; Value
Unknown	Cell Tower 8th Avenue & Madison St.	Bill Riske Maricopa County Attorney	Aug-05	Trial; Value
Unknown	Commercial Land 7th St. & Van Buren	Charles Ayers Ayers & Brown	Feb-05	Deposition; Value
Unknown	Residential Land 124th St. & Cactus	Michael Graham Graham & Associates	Jan-04	Deposition; Value
Unknown	Residential Land 128th St. & Larkspur	Michael Graham Graham & Associates	Dec-03	Deposition; Value

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Unknown	Commercial Land MC85 & Litchfield	Bill Riske Maricopa County	Oct-03	Trial; Value
Unknown	APS 500KV Line West Valley	Karrin Taylor Biskind, Hunt & Taylor	Nov-03	ACC Siting Committee
Unknown	Residential Land 136th St. & Dynamite	Kim Demarchi Lewis & Roca	May-03	Deposition; Value Diminution
Unknown	Commercial Land 7th Ave. & Jefferson	Rick Garnett Maricopa County	May-03	Trial; Value
Unknown	Residential Land 122nd St. & Deer Valley	Bruce Washburn Ayers & Brown	Apr-03	Deposition; Value
Unknown	Residential Land Pima & Dynamite	Michael Graham Graham & Associates	Mar-03	Trial; Value
Unknown	Residential Land 120th St. Deer Valley	Patrick McGreal City of Scottsdale	Oct-02	Deposition; Value
Unknown	Commercial & Residential South Scottsdale	Tom Dutton Kirkland & Ellis	May-01	Trial; Value Diminution
Unknown	Commercial Land 96th Street & Bell	Michael Graham Graham & Associates	Jun-00	Trial; Value
Unknown	Commercial Land 75th Avenue & Bell	Jane Nicolleti-Jones Graham & Associates	May-00	Deposition; Value
Unknown	Landfill Grand Ave. & Deer Valley	Sandor Shuch Maricopa County	Apr-00	Trial; Value
Unknown	Landfill Alma School & McLellon	Ron Aschenbach Assistant Attorney General	Mar-00	Trial; Value
Unknown	Commercial Land 7th Street & Beardsley	Bill Jameson Assistant Attorney General	Dec-99	Trial; Value
Unknown	Residential Land 40th St. & Beardsley	George E. Mariscal Assistant Attorney General	Oct-98	Deposition; Value
Unknown	Residential Land Dysart & Colter	Michael Graham Graham & Associates	Dec-96	Trial; Value
Unknown	Office Building 44th St. & Camelback	Francis J. Slavin Francis J. Slavin, Jr., P.C.	Oct-96	Board of Equalization Hearing
Unknown	Agricultural Sossman & Germann	Doug Zimmerman Jennings, Strauss & Salmon	Aug-95	Order to Show Cause Hearing
Unknown	Billboard Leasehold 24th St. & Old Tower Rd.	Sharon Haynes City of Phoenix	Nov-94	Trial; Value
Unknown	Industrial Land 24th St. & Old Tower Rd.	Sharon Haynes City of Phoenix	Aug-94	Deposition; Value

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Unknown	Commercial Land 83rd Ave. & Bell Rd.	Francis J. Slavin Francis J. Slavin, Jr., P.C.	Sep-93	Deposition; Value
Unknown	Mixed-Use Land	Dennis Clancey	May-93	Trial; Value
Unknown	Medical Office 10th St. & McDowell	Cathy Holt Lewis & Roca	Oct-92	Deposition; Value
Unknown	Retail Center Center & McKellips	Shawn Aiken Herbert, Schenk, Johnsen & Dake	Apr-92	Trial; Value
Unknown	Industrial Building 20th St. & Buckeye	Michael Graham Mitten, Goodwin & Raup	Dec-91	Deposition; value
Unknown	Commercial Subdivision 85th Ave. & Bell Rd.	W. Scott Jenkins Meyers, Barnes & Jenkins	Sep-91	Trial; Value
Unknown	Mini-Storage 67th Ave. & Bell Rd.	W. Scott Jenkins Meyers, Barnes & Jenkins	May-91	Trial; Value
Unknown	Single-Family Lots	Cathy Holt	Mar-90	Trial; Value
Unknown	Residential Land	Cathy Holt	Mar-90	Deposition; Value
Unknown	Single-Family Lots & Apartments	Don Gilbert Fennemore Craig	Oct-89	Trial; Value