APPRAISAL REVIEW REPORT
OF THE

Appraisal report prepared by Thomas Colon:

Partial Acquisition For Permanent Trail Easement
0 Cheyenne Mountain Highway,
Approximately ½ Mile South of the Will Rogers Shrine
Colorado Springs, Colorado

Date of Review Report

April 29, 2016

Appraisal Review Report Prepared For:

The City of Colorado Springs,
on behalf of Colorado Springs Parks, Recreation & Cultural Services
30 South Nevada Avenue, Suite 502
Colorado Springs, CO 80903

Appraisal Review Report Prepared By:

Richard Muegge, MAI
1230 Pleasant View Lane
Colorado Springs, Colorado 80921

MUEGGE & ASSOCIATES, INC.
REAL ESTATE APPRAISAL & CONSULTING

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April 29, 2016

Mr. Ronn Carlentine
Real Estate Services Manager
City of Colorado Springs
30 South Nevada Avenue, Suite 502
Colorado Springs, CO 80903

Appraisal Review of: An appraisal report appraising a partial acquisition for a permanent trail easement from a 359.42-acre larger parcel of land located at along the Cheyenne Mountain Highway, approximately one half mile south of the Will Rogers Shrine of the Sun, Colorado Springs Colorado

Dear Mr. Carlentine:

In fulfillment of our agreement, I am pleased to transmit herewith my appraisal review report of the narrative appraisal report of the referenced property prepared by Thomas Colon of Thomas Colon & Associates, Inc. This appraisal review report sets forth my opinion as to the quality and credibility of the appraisal report based on a "desk" review, with no field review of the subject property or comparables. The appraisal requires revision regarding the appraisal assignment and appraisal report being incorrectly completed as an eminent domain appraisal plus some other corrections/revisions as explained in this appraisal review report. Completion of the revisions and corrections to the appraisal report, as discussed in this appraisal review report, should result in an appraisal of sufficient quality and credibility for the subject property, in addition to an appraisal developed in compliance with USPAP.

The client of this appraisal review assignment is The City of Colorado Springs who is also the intended user. This appraisal review report is to determine the credibility of the appraisal report under review and evaluate its compliance with relevant USPAP (Uniform Standards of Professional Appraisal Practice) requirements. Development of the reviewer's own opinion of value is not part of this appraisal review assignment.

This appraisal review report may not be distributed to or relied upon by any other persons or entities without my written permission. Any party who uses or relies upon any information in this appraisal review report, without the preparer's written consent, does so at their own risk.

Sincerely,

Richard Muegge, MAI
Colorado Certified General Appraiser; #CG40011459

ASSUMPTIONS & LIMITING CONDITIONS

1. The signatory of this review appraisal report is a Member of the Appraisal Institute. The Bylaws and Regulations of the Appraisal Institute require each Member to control the use and distribution of each appraisal (and appraisal review) report signed by such Member. Therefore, neither all, nor any part of the contents of this appraisal review report, or copy thereof, shall be used for any purposes by anyone but the intended user(s) specified in this appraisal review report without the previous written consent of the appraiser. Neither all nor any part of the contents of this appraisal review report shall be conveyed to any person or entity, other than the review appraiser's firm or firm's client, through advertising, solicitation materials, public relations, news, sales, or other media without the written consent and approval of the authors, particularly as to conclusions, the identity of the review appraiser or firm with which the review appraiser is connected, or any reference to The Appraisal Institute or MAI designation. Further, the review appraiser or firm assumes no obligation, liability, or accountability to any third party. If this appraisal review report is placed in the hands of anyone but the intended user(s), the client shall make such party aware of all the assumptions, limiting conditions and additional language of the assignment.

2. The loss or removal of any part of this review appraisal report invalidates the entire review appraisal report.

APPRAISAL REVIEW – GENERAL INFORMATION

Appraisal Review Client: City of Colorado Springs,
On behalf of Colorado Springs Parks, Recreation & Cultural Services
30 South Nevada Avenue
Colorado Springs, CO 80903

Appraisal Review Intended User: City of Colorado Springs

Appraisal Review Intended Use:

To assist the client in determining whether the appraisal report under review is credible and sufficient for the client's use in aiding or supporting decisions related to their proposed land exchange.

Purpose of Appraisal Review:

To develop an opinion regarding the quality of the appraisal report under review, whether the analyses are appropriate and whether the opinions and conclusions are credible for the intended use of the appraisal, and to evaluate its compliance with relevant USPAP (Uniform Standards of Professional Appraisal Practice) requirements. Development of the reviewer's own opinion of value is not part of this appraisal review.

Date of Appraisal Review: April 29, 2016

Appraisal Review Scope of Work:

This appraisal review involved completing a "desk" review of the appraisal report under review, with no field review of the subject property or comparables. This appraisal review was completed to determine my professional opinion of the completeness, accuracy, adequacy, relevance and reasonableness of the analyses, opinions and conclusions in the appraisal report given law, regulations and the intended user's requirements applicable to the appraisal report under review. This appraisal review assignment does not include the development of the reviewer's own opinion of value. The scope of this appraisal review assignment involved reading the appraisal report to develop an opinion as to whether the analyses are appropriate, the opinions and conclusions credible, whether the appraisal report is appropriate and not misleading within the context of the client's intended use, and to develop the reasons for any disagreement. The appraisal review included a telephone conversation with the appraiser regarding some points of clarification and questions about the appraisal report. The appraisal report's compliance with USPAP requirements was also evaluated. Factual data presented in the appraisal report for the subject property and the comparable properties were checked with the county assessor's web-site. Mathematical calculations presented in the appraisal report were also checked. In summary, the content, analyses and valuation methodology in the appraisal report were evaluated specific to the subject property's as is condition stated in the appraisal report to determine the adequacy, relevance and credibility of the appraisal report and its value conclusion.

APPRAISAL REPORT UNDER REVIEW – GENERAL INFORMATION

Appraiser: Thomas Colon (Colorado Certified General Appraiser)

Subject Property:

A partial acquisition of a 74.1-acre permanent trail easement from a 359.42-acre larger parcel of land located along the Cheyenne Mountain Highway, approximately ½ mile south of the Will Rogers Shrine of the Sun, Colorado Springs, Colorado

Client: COG Land and Development Company

Intended Users: Client, the Broadmoor Hotel, and the City of Colorado Springs

Intended Use: Estimate the market value of a permanent trail easement as of the date of valuation for use in negotiations with the City of Colorado Springs for a possible land trade.

Real Property Rights Appraised: Larger Parcel - Fee Simple interest, As Is
Partial Acquisition – Permanent Easement

Date of Appraisal Report: March 30, 2016

Valuation Date: March 21, 2016

Extraordinary Assumptions:

Two extraordinary assumptions regarding pertinent information unavailable to the appraiser. One regards assumed provisions of the proposed Trail Easement Document and one regards a complete and accurate legal description for the proposed trail easement.

Hypothetical Conditions:

One hypothetical condition regarding the appraisal report using an eminent domain type appraisal format and therefore the appraisal hypothetically assuming that the City of Colorado Springs' acquisition of the permanent trail easement from the Broadmoor Hotel would be through the eminent domain process, which is contrary to the acquisition of the permanent trail easement being actually part of the negotiations involving a possible land trade with the City involving other properties.

Tax Schedule Number: Larger Parcel – 75000-00-303

Highest and Best Use: Larger Parcel –Open Space and Recreational

Concluded Permanent Easement Value: $240,100 (rounded)

APPRAISAL REVIEW OPINIONS & EXPLANATION

My review of the appraisal report noted the following areas of potential concern, correction, and/or recommended revision, my additional comments, and my overall opinion of the quality and credibility of the appraisal report.

Typographical / Editing:

Some minor typographical and editing errors in the appraisal report were noted but had no singular or cumulative effect on the appraisal's overall credibility and value conclusions.

Hypothetical Conditions:

Pages 12-13 – The appraisal report includes a hypothetical condition regarding the report being in an eminent domain type appraisal format and therefore the appraisal hypothetically assuming that the City of Colorado Springs' acquisition of the permanent trail easement from the Broadmoor Hotel would be through the eminent domain process. This is contrary to the acquisition of the permanent trail easement being actually part of the negotiations involving a possible land trade with the City involving other properties. Based on the intended use of this appraisal report and its anticipated release to the public, I considered use of an eminent domain appraisal report format and the associated hypothetical condition inappropriate, unnecessary and confusing. Based on its intended use the purpose of the appraisal is to simply value the permanent trail easement and not any possible damages / benefits to the residue after take. The valuation analysis and appraisal report should therefore be to value the permanent trail easement only, consistent with the purpose and intended use of the appraisal, and not follow an entire eminent domain appraisal and report format. The reviewer recommends that all eminent domain terminology in the appraisal report, including the terms, "taking", "larger parcel before take", "residue before take", "residue after take", "damages / benefits", "temporary easements", and "compensation", be removed from the appraisal report since this is not an eminent domain appraisal assignment, and that this Hypothetical Condition be correspondingly removed from the appraisal report. Discussing these concerns with the appraiser, he concurred and agreed to revise the appraisal report accordingly.

Extraordinary Assumptions:

Page 12 - The assumption stated under Site Improvements associated with Cheyenne Mountain Highway crossing the northeast corner of the larger parcel and being located within the proposed trail easement area should be included as part of Extraordinary Assumption No. 1. This is discussed further under "Site Improvements" following.

Definition of Reasonable Market Value:

Page 15 - The appraisal uses the jurisdictional definition of reasonable market value used in Colorado eminent domain proceedings, and includes reference to the Jurisdictional Exception Rule of USPAP applying to USPAP Standards Rule 1-4(f) in regard to eminent domain appraisal. Though this Definition of Reasonable Market Value is acceptable for use in the appraisal report, the appraisal report's accompanying references to eminent domain proceedings and the Jurisdictional Exception Rule should be removed to avoid any confusion regarding whether the acquisition of the permanent trail easement is an eminent domain action

instead of part of a negotiated land exchange that includes other properties. Alternatively, the appraisal report's Definition of Reasonable Market Value could be replaced with a definition of market commonly used in non-eminent domain market value appraisals.

Revision required.

Tax Schedule Numbers, Actual Values, Assessed Values, and Taxes

Page 36 – The appraisal provides no explanation regarding the difference between the subject's concluded market value and the Assessor's determination of Actual Value. Such explanation could address the statutory constraints imposed on assessor's in Colorado regarding the time period in which comparable sales data may be considered for ad valorem taxation of real property, that the assessor has not valued the subject's proposed permanent easement as a separate legal parcel, that the Assessor's actual value presented in the appraisal report is for the larger parcel land area of 359.42 acres of which the proposed permanent easement is part of, the difference between mass appraisal and individual property appraisal, etc. Such explanation would help clarify the difference between the assessor's actual value and the appraiser's concluded market value for the larger parcel.

Associated revision is recommended.

Land Shape/Land Form:

Page 39 – The larger parcel is described with grades exceeding 45% and elevations ranging from about 6,800 feet to over 9,000 feet.

Topography and Drainage:

Page 39 – The larger parcel's topography is stated as, "sloping (mountainous) with grades exceeding 45% in most places".

Site Improvements:

Page 40 – Cheyenne Mountain Highway crosses the northeast corner of the larger parcel and is located in the area to be taken for the proposed trail easement. The appraisal assumes that the roadway will not be affected by the taking and that additional provisions will need to be made to the easement document that would allow the owner to maintain and make improvements to the roadway. This assumption should be included as part of Extraordinary Assumption No. 1 on page 12.

Stage of Development:

Page 40 – Statement that the larger parcel has "slopes exceeding 30%" should be corrected to "slopes exceeding 45%". The statement that, "A small portion of the site (larger parcel) next to Cheyenne Mountain Highway could possibly be developed as 35-acre plus lot" should be deleted. Prior information regarding the larger parcel's steep slopes precludes such development. In discussing this concern with the appraiser he concurred.

Highest & Best Use – Larger Parcel Before Take:

Pages 41-42 – Despite statements in this section that a small portion of the site next to Cheyenne Mountain Highway could possibly be developed as a 35+ acre residential lot, the larger parcel's overriding excessive slope conditions with slopes exceeding 45% result in a highest and best use conclusion of open space and recreation use. The inclusion of, "possibly a small amount of residential use" in the highest and best use conclusion should be deleted for consistency with prior information regarding the larger parcel's excessive slope conditions. The appraiser concurred with the reviewer in this matter.

Valuation Methodology:

The subject larger parcel is valued using the sales comparison approach. With sufficient market data, this is considered the most reliable method to value vacant land similar to the subject property. The cost and income approaches to value were appropriately excluded since the subject has no building improvements and is not leased or used as an income producing property.

Sales Comparison Approach:

Page 44 – Land Sale No. 1's zoning is incorrect and should be corrected to A-5.

Page 45 – Comparable Land Sale No. 2's grantee is incorrectly noted as being the City of Colorado Springs. This should be corrected to the State of Colorado as shown on the Assessor's web site.

Page 46 – Comparable Land Sale No. 3 is stated with a highest and best use for detached single family residential or open space. Based on its location adjacent on three sides to the Cheyenne Mountain State Park, and the principle of conformity, coupled with the grantee being the City of Colorado Springs, this sale's highest and best use is best determined to be open space / recreational rather than detached single family residential.

Page 47 – Sale No. 4's tax schedule number for the portion of this land sale located in El Paso County is incorrect. Per the El Paso County Assessor's website the correct tax schedule number for this land is 8308201042. The three contiguous vacant land parcels comprising Land Sale No. 4 were subsequently resold to Historic Green Mountain Falls, which indicates that Land Sale No. 4 was purchased for an eventual intended use as open space / recreation area and not development.

Page 49 – Land Sale No. 3's location is mislabeled Land Sale No. 4 on the Land Sales Map.

Pages 50-51 – Derivation of the Market Conditions adjustment is based on analysis of historic agricultural land sales and residential market values. The Market Conditions Adjustment analysis and derivation appears appropriate and reasonable. The market conditions adjustment applied to each land sale is the net cumulative sum of each year's market conditions adjustment depicted in the table on page 51 between each comparable's date of sale and the appraisal's effective date of value.

Page 53 – Discussion with the appraiser revealed that the Location / Access adjustment reflects the combined effect of each comparable's individual location and access characteristics.

Page 53 – Discussion with the appraiser regarding the size adjustment revealed that this adjustment is based on other vacant land sale parcels researched by the appraiser that definitively support use of a size adjustment.

Page 54 – Discussion with the appraiser revealed that the percentage adjustment differences for the same physical characteristic among the comparable land sales reflects their varying levels of superiority / inferiority for that characteristic when compared to the subject.

Conclusion – Sales Comparison Approach:

Page 54-55 – The appraiser weighted each land sale's adjusted per acre unit value based on each sale's gross adjustments in concluding to the subject's per acre value. Consideration is given to the indicated range, the median and the average of the adjusted per acre values in the appraisal's concluding to the larger parcel's per acre value. This methodology appears reasonable and appropriate. Some typographic errors were noted in the last paragraph on page 54. Of note is that Land Sale 3, not Land Sale 4, was the closest in location and most similar in physical characteristics to the larger parcel. The conclusion did not include any discussion of Land Sale No's. 1 and 5. Despite this, my review and additional discussion with the appraiser indicates the concluded per acre value reasonable and appropriate.

Part 4: Factual Data – Parts Taken:

Pages 57-59 – This portion of the report references the proposed trail easement as the "Part Taken" and "the Taking". This terminology reflects that used in an eminent domain appraisal. As discussed above under "Hypothetical Conditions", the proposed easement is not a "taking" but part of a land exchange that includes other properties. The use of this eminent domain appraisal terminology in describing the proposed trail easement wrongly implies the inclusion of the trail easement in the proposed land exchange is an eminent domain action, which will only add confusion and require additional explanation to the intended users and public. All eminent domain terminology in this section of the appraisal report needs to be removed / revised to remove any implication that the proposed trail easement is being acquired under eminent domain action.

Part 5: Analysis and Valuation – Part(s) Taken:

Pages 60-61 – As stated above in "Part 4: Factual Data – Parts Taken", all eminent domain terminology in this section of the appraisal report needs to be removed / revised to remove any implication that the proposed permanent trail easement is being acquired under eminent domain action.

Part 6: Residue Value Before the Take; Part 7: Factual Data – Residue After Take; Part 8: Analysis and Valuation – Residue After Take; Part 9 – Acquisition Analysis of Damages and/or Benefits; Part 10: Temporary Easement Rental Value; Part 11: Compensation Summary

Pages 62-67 – These sections of the appraisal report are specific to eminent domain appraisal and are unnecessary and not applicable to the appraisal assignment. These sections should be removed from the appraisal report to remove any implication that the proposed permanent trail easement is being acquired under eminent domain action, as previously discussed above.

USPAP Compliance:

The appraisal report is not considered compliant with the 2016-2017 Uniform Standards of Professional Appraisal Practice. My review of the appraisal report and discussion with the appraiser indicates that the appraisal and appraisal report format being completed as an eminent domain assignment is inappropriate and potentially misleading. Apparent contradictory statements in the appraisal report regarding the subject's potential for 35-acre residential development on a small portion of the larger parcel also require revision. These factors result in the reviewer's opinion that the appraisal report includes some possibly inappropriate analyses and opinions and is potentially misleading rendering the appraisal not credible for its intended use.

Reviewer's Conclusion of Appraisal Report

Overall, following my review of the appraisal report and discussion with the appraiser, it is my opinion that that the appraisal report is not considered appropriate or credible and is potentially misleading. The appraisal and appraisal report should not have been completed as an eminent domain appraisal assignment. This was unnecessary and can lead to confusion, both to the intended users and the public, regarding how the proposed permanent trail easement is being acquired. Factual information regarding the subject's excessive slopes contradict references in the appraisal report that a small portion of the larger parcel could be developed with a 35-acre residential lot. Revision to the appraisal report addressing the reviewer's concerns, noted above, is required in order to render the appraisal and value conclusion credible and not potentially misleading.

CERTIFICATION

In preparing the appraisal review of the appraisal report identified in this appraisal review report, the following certifications are made.

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed, and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- I have not made a personal inspection of the subject of the work under review.
- no one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, Richard Muegge has completed the requirements under the continuing education program of the Appraisal Institute.

Richard Muegge, MAI
Colorado Certified General Appraiser #CG40011459

PROFESSIONAL QUALIFICATIONS

Richard Muegge, MAI, President
Muegge & Associates, Inc.
1230 Pleasant View Lane, Colorado Springs, CO 80921
Office (719) 597-0285; Cell (719) 439-1785; FAX (719) 380-0592
mueggeassociates@comcast.net

State of Colorado Licensing Information: Certified General Appraiser #CG40011459

Education:

University of Maine, Orono, Maine
B.S., Wildlife Management - 1976

Appraisal Institute:

- All MAI designation educational requirements completed - 7 intensive courses in appraisal theory, application, analysis, and reporting
- Various seminars offered by the Appraisal Institute

International Association of Assessing Officers:

- Fundamentals of Real Property Appraisal
- Income Approach to Real Property Valuation

Professional Designations: MAI, Appraisal Institute

Employment History

Approx. Dates	Employer	Position
8/97 – Present	Muegge & Associates, Inc. Colorado Springs, CO	President
3/94 – 7/97	Bank of America NW Regional Appraisal Office Portland, OR	Commercial Appraiser & Section Manager
7/90- 3/94	Wells Fargo Bank San Jose, CO	Senior Commercial Appraiser
4/89 - 7/90	Bank of The West Walnut Creek, CA	Appraisal Officer
9/87 - 4/89	Coast Savings & Loan Assoc. San Jose, CA	Senior Commercial Appraiser
9/86 – 9/87	Bell Savings & Loan Assoc. San Mateo, CA	Commercial Appraiser
10/82 – 8/86	Montana Dept. of Revenue Butte, MT	Residential Appraiser & Commercial Appraiser

Richard Muegge, MAI

Types of Property Appraised

Assignments completed include both original and review appraisal work of a broad variety of property types. Mr. Muegge has successfully defended appraisals for the Montana Department of Revenue before county and state tax appeal boards. He has also served as a tax appeal referee and arbitrator in El Paso County, Colorado. He has valued properties ranging in value from less than $100,000 to upwards of $90,000,000. Major property types appraised include the following:

Apartments
Banks
Bowling Alleys
Churches
General Office Buildings
Industrial
Schools
Medical Office Buildings
Motor Hotels
Nursing Homes
Research and Development Buildings
Restaurants
Retail
Subdivisions
Land (ranging from small finished sites to several hundred acres)

Appraiser Education Data

International Association of Assessing Officers:

- Fundamentals of Real Property Appraisal
- Income Approach to Valuation

Appraisal Institute:

- Real Estate Appraisal Principles (challenged exam)
- Basic Valuation Procedures (challenged exam)
- Standards of Professional Appraisal Practice
- Capitalization Theory & Techniques - Part A
- Capitalization Theory & Techniques - Part B
- Case Studies in Real Estate Valuation
- Report Writing & Valuation Analysis
- Standards of Professional Practice - Parts A & B
- Condemnation Appraising: Basic Principles & Applications
- Litigation Appraising: Specialized Topics & Applications
- USPAP Update Seminars
- Business Practices and Ethics
- Subdivision Valuation
- Uniform Appraisal Standards for Federal Land Acquisitions
- Case Studies in Partnership and Common Tenancy Valuation
- Fundamentals of Separating Real, Personal Property & Intangible Business Assets
- Numerous seminars including Analyzing Operating Expenses, Risk Assessment, Golf Courses & Real Estate, Appraisal Policy Changes, and Analyzing Distressed Real Estate.

Richard Muegge, MAI

Synopsis of Appraiser Experience

Mr. Muegge has over 30 years experience in real estate appraisal and appraisal review. He has held appraisal licenses in California and Oregon and currently holds a Certified General Appraiser license in Colorado. He has appraised properties in Montana, California, Oregon and Colorado. He has also reviewed appraisals completed in these states plus Washington, Alaska, Idaho and Canada. Mr. Muegge has most recently established a successful private appraisal & consulting practice in Colorado Springs, Colorado, primarily serving El Paso, Pueblo & Teller Counties. His current practice focuses on completing appraisal, appraisal review and consulting assignments for financial institutions, attorneys, government agencies, developers and private property owners. His appraisals are used for mortgage lending, eminent domain, condemnation, estate, litigation support, foreclosure, loan workout and land development purposes. His current business includes submitting formal work proposals, data research and collection from public and private sources, micro and macro market analysis, property inspection, and valuation analysis, preparation of written appraisal reports, appraisal review and verbal communication with clients. He has also served as a referee and arbitrator for the El Paso County Board of Equalization. His appraisal career includes extensive experience valuing diverse property types of varying degrees of difficulty, complexity and value, managing multiple appraisal assignments, subcontracting out appraisal assignments in a multi-state region and Canada, appraisal review, discussing appraisal assignment results with clients, and ensuring appraisal compliance with Federal Banking regulations and financial institution policies. He was a member of a small selected team of appraisers within a statewide savings and loan association responsible to appraise income properties in their problem loan portfolio for the asset management group.

Partial List of Clients

Tier One Bank
Springs Ranch, LLC
Bank of America
Wells Fargo Bank
JP Morgan Chase
Centennial Realty Partners
City of Colorado Springs
Pueblo County, Colorado
US Bank
Key Bank
FDIC
First Community Bank
Colorado Springs State Bank
American National Bank
Bank of The West
Colorado National Bank
Pueblo Bank & Trust
Colorado Housing & Finance Authority
El Paso County
Rocky Mountain Bank & Trust
Colorado Department of Transportation

Expert Witness Qualification

Colorado State District Court – 4th Judicial District:

CDOT v. Chestnut Street Partners, LLC - Eminent Domain; Feb. 2015

4-Way Ranch Metropolitan District No. 1 v. KO1515; Mountain View Electric Assoc.; Board of County Commissioners of El Paso County; Mark Lowderman, Treasurer El Paso County; and Thomas Mowle, Public Trustee of El Paso County – Condemnation Action; March, 2015