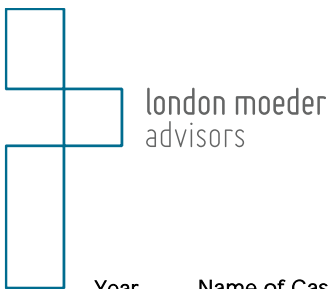


Nathan Moeder
List of Expert Witness Cases

Year	Name of Case	Firm/Attorney	Work Performed
2024-Current	Quay Works LLC v. MWCE	G10 Law Daniel Watts	
2024-Current	Wallar v. McNeill	Lokk Legal Angela Ness	
2024-Current	MCWE v. OC Media Tower	G10 Law Lou Galuppo	
2024-Current	Casa de las Campanas v. DPR	Procopio Scott Omohundro Laurence Phillips	
2024	Stone Lock District Holdings v. Commissioner	Internal Revenue Service John Goodell	Value of contractual rights under an Option and Assignment Agreement
2024	7th St v. Agenus West	Robins Kaplan Michael Geibelson	Alleged breach of lease; damages from lost rental income and mitigation analysis; biotech use
2023-2024	Sheldon Development v. SCG; Reid; Rose	Perkins Coie Eudeen Chang Taylor Russel Monica Vu	Alleged partnership dispute. Includes valuation of development rights for a hotel project that was in the early stages of entitlement process. Determination of duties of owners/partners.
2021-2024	Property Reserve vs. Sunbelt Construction Co.	Palmieri Hennessy & Leifer, LLP Patrick Hennessy; Elise Kern	Feasibility of office condominium development in support of fair market value for a potential ground rent adjustment per the lease.
2022-2023	Uptown Investments v. McComas Construction	Law Offices of Kirk Miller Kirk Miller	Financial damages concerning project delay, lost income, and construction defects.
2021-2023	Village Communities v. Count of San Diego	County of SD Counsel Joshua Heinlein	Financial damages and lost development opportunity relating to project denial.
2019-2023	Ariel Suites v Swinerton Builders	Koeller Nebecker Carlson Haluk, LLP Chris Grossi	Financial damages from construction defects concerning rental apartments.
2019-2023	Kassab v Kassab	Duane Morris Grant Puleo	Valuation of biotech patents; valuation of ownership in various ownership entities; reconciliation of debts, loans and shareholder distributions
2021-2022	Circa 1200 LLC v. Lendlease Construction	Perkins Coie Jonathan Goddard Heather Heindel	Financial damages (and lost revenue) from alleged construction delays.
2021-2022	La Roca v. Church Mutual	Procopio Alexandra "Sasha" Selfridge	Business financial damages from failure of insurance company to defend client, resulting in the forced sale of assets for the church.
2020-2021	Liebert Corp. (Vertiv) v. SVO Building One, LLC	Procopio Scott Omohundro Laurence Phillips	Financial damages, lost income and valuation related to a data center business. Alleged economic damages were due to alleged project delays in construction.
2017-2021	7510 Hazard LLC v. CGLIC	Rockwood & Noziska Neal Rockwood Brant Noziska	Development process, financial feasibility and lost revenue pertaining to lost redevelopment opportunity for failure to build a road, which was a condition of entitlements.
2019-2021	Hilz v Continental Properties, Inc.	Duane Morris Melissa Geller Justin D'Elia	Financial damages of lost development opportunity. Entitlement and development process issues.
2020-2021	Aharpour v KONE	Tim Noon	Business and economic valuation. Loss income analysis.
2020-2021	Corby v Lamden	G10 Galuppo Law Georgia Schneider	Property management fees and services for real estate portfolio management.
2019-2021	Medical Acquisition Company, Inc. v Tri-City Healthcare District	Sullivan, Workman & Dee, LLP Karyn Jakubowski	Financial damages associated with eminent domain of equity interest in medical building.

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2014-2020	Hard Rock Hotel: T-12 Three LLC v. Turner Construction	Koeller Nebecker Carlson Haluk, LLP Robert Carlson Martha Dorsey Will Trotter	Financial damages from construction defects concerning Hard Rock hotel.
2018-2021	United States of America v. County of Clark and Nevada Links, Inc.	U.S. Department of Justice Serajul Ali John Kressee David DeCelles	Financial damages of below market ground lease; lost opportunity; risk and damages of leasehold interest
2016-2020	United States of America v. 400 Acres of Land	U.S. Department of Justice Georgia Garthwaite, Johanna Franzen, Anthony Getner, Eugene Hansen, Reade Wilson	AREA 51 - rebuttal analysis of demand methodology, feasibility analysis, industry practices and investment risk of developing an alien tourism project.
2019	Sherwood v. Vogele	Stokes O'Brien Bonnie Stokes	Entitlement/development process; industry standards and standard of care for developers; rebuttal analysis of damages
2018-2019	MADFI v. DKN Hotel	Rockwood & Noziska Neal Rockwood Brant Noziska	Trespass issue and permanent damage to building; loss rent analysis and cost to repair; diminution of value
2018-2019	Baronet & Co. v. Victorville/Desert Springs, L.P.	Procopio Jeff Hood	Proper disclosure and due diligence represented in proforma relied upon in prior settlement. Good faith, reliability and validity of proforma.
2017-2018	Susanville Indian Rancheria v. Wright Development, et al.	Law Offices of Michael A. Hearn Michael A. Hearn	Loss of hotel income and gaming revenue associated with construction defects.
2017-2018	Ackerman v. Winchell	Smaha Law Group John Paul Teague John Smaha	Opinions & analysis of note value vs. cash value. Subordination and risk issues regarding secured and unsecured positions. Value of taking cash today vs. seller-carried financing.
2016-2018	Alan S. Fukushima, Chapter 7 Trustee v. Sutter Central Valley Hospitals, et al	Hanson Bridgett, LLP Mohammad Walizadeh Shannon Nessler	Market analysis, reasonably equivalent value analysis and Insolvency analysis (unreasonably small assets test and causation) regarding a land sale to Sutter Hospitals.
2016-2017	Silverline Construction, Inc. v. Coyle/Reno, et al.	Procopio David Perkins Tim Salter	Damages analysis and reasonableness of Liquidated Damages clause for an apartment project.
2016	Blue Lake Rancheria v. Wright Development, et al.	Law Offices of Michael A. Hearn Michael A. Hearn	Loss of hotel income and gaming revenue associated with construction defects.
2015	Lozier v. Cahill Contractors	Zimmerman & Kahanowitch Kristen Nora	Economic loss and earning capacity analysis for fire sprinkler installer/inspector work.
2015	Diestro v. Strata Properties	Noon & Associates Timothy Noon	Valuation of SRO Hotel and damages loss analysis. Feasibility of disposition alternatives.
2014	Joseph Cormier v. Suffolk Construction	Zizik, Powers, O'Connell, Spaulding & Lamontagne, P.C. Brian O'Connell William Fidurko	Ironworker compensation case. Work included estimation of economic loss or lost wages due to inability to work.
2013 - 2014	William Schwartz v. Joel Schwartz	Caldarelli Hejmanowski & Page Jack Leer	Partnership dispute – conducted analysis for what fair and reasonable compensation should be for duties performed by the manager of an LLC.
2012	Driscoll v. Pacific West Securities, Inc.	Leslie Schwaebe Akins, A.L.C. Leslie Akins	Lack of due diligence and analysis as it relates to a TIC offering in a student housing project (College Park Investors, LLC)



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2012 - 2014	Bobertz v. Griffin Capital	Lendrum Law Jeff Lendrum	Lack of due diligence and analysis as it relates to a TIC sale/lease-back for an auto dealership; appraisal review; risk analysis
2012	Windigo v. Berthel Fisher & Co.	Broad and Cassel Mark Raymond	Lack of due diligence and analysis as it relates to two TIC residential land investments; risk analysis; financial damages analysis
2012	La Jolla Company v. La Salsa Holding Company	Kirby Noonan Lance & Hoge Charles Hoge Micaela Banach	Loss of rent damages
2010	Century Surety Co. v. 350 W.A. LLC	Vivoli & Associates Michael Vivoli	Economic and Financial Damages / Lost Opportunity Analysis
2010	Siry Investments v. Smith & Others Architects	Balestreri Pendleton & Potocki Karen Holmes	Hotel feasibility; market trends; damages analysis
2009 - 2010	Palladium LLC v. KMA Architecture & Engineering	Balestreri Pendleton & Potocki Karen Holmes	Market analysis and trends relating to a Downtown mixed-use high rise project / damages analysis and rebuttal
2009 - 2012	Swinerton Builders v. India Street Ventures	Gibbs, Giden, Locher, Turner & Senet Glen Turner Travis Feuerbacher	Rebuttal of damages analysis / Market analysis and trends pertaining to the San Diego office condo market
2006 -2010	United States of America v. 32.42 Acres of Land, San Diego Unified Port District	U.S. Department of Justice Marc Gordon Georgia Garthwaite	Procedure 26 report on discount rate and quantification of investor / developer risk.
2009	AMN Healthcare v. Kilroy Realty	Morrison & Foerster Mark Zebrowski	Economic and Financial Damages
2009	Earley v. Chubb	Seltzer Caplan McMahon Vitek Elizabeth Smith-Chavez	Economic and Financial Damages / Lost Opportunity Analysis
2009	Blackburn v. Dukor	Hurst & Hurst Debra Hurst	Economic and Financial Damages / Lost Opportunity Analysis
2009	Gifford v. Moy	Greer & Associates	Loss of Wages and Expenses Incurred Due to Residential & Office Market Trends
2008 - 2010	Kilroy Realty LP v. Newgen Results Corp	Brownstein Hyatt Farber Schreck, LLP Peter Korneffel McDermott Will & Emery Lisa Stone	Income Loss Analysis / Market Absorption Analysis
2008	VRT Square LP v. Greenleaf Home Loans, Inc.	The Law Offices of Kyle E. Yaege Kyle Yaege	Income Loss Analysis / Market Absorption Analysis
2008	Wilder v. Zealot	Law Offices of William J. Tucker William Tucker	Property Valuation, Investor Expectations, and Market Conditions
2006	Sudeep Dhillon v. Heritage Pacific Homes, Inc.	Enterprise Counsel Group Derek Sparks	Feasibility of Development Options, Property Valuation, Impact of Costs