

ROBERT M. NOESNER, MAI

PROFESSIONAL EXPERIENCE:

July 2006 - Present: Senior Appraiser, Hunsperger & Weston, Ltd., Greenwood Village, Colorado. Responsible for appraising real property for eminent domain, conservation easements, litigation support, taxation and estates. Property types include vacant land, as well as income producing property including industrial, office and retail as well as environmentally impacted property.

April 2005 - June 2006: Senior Appraiser, National Valuation Consultants, Inc., Denver, Colorado. Responsible for analyzing various income-producing properties located throughout the United States.

December 1993 - March 2005: Senior Appraiser, Lasser, Sussman Associates, LLC, New Jersey. Responsible for analyzing various income-producing and non-income producing properties located throughout the State of New Jersey with an emphasis on eminent domain valuations, easements, litigation support, tax appeals and estates. Property types included office, industrial, vacant land, retail, apartments, hotels and environmentally impacted property.

FORMAL EDUCATION:

Rutgers University
B. A. Business Administration, 1986

PROFESSIONAL EDUCATION:

Real Estate Appraisal Principals
Real Estate Appraisal Procedures
Standards of Professional Practice Parts A & B
Basic Income Capitalization
Advanced Income Capitalization
Highest and Best Use and Market Analysis
Advanced Sales Comparison and Cost Approaches
Report Writing and Valuation Analysis
Advanced Applications
USPAP

RECENT COURSES/SEMINARS:

Eminent Domain Seminar; CLE 2009
Appraisal Curriculum Overview; AI 2009
Economic Update and Forecast Colorado; AI 2009
USPAP Update; AREC 2008
Colorado Brownfields Conference; CBF 2008
Real Estate Appraiser Liability; AI 2008
Land Development; AI 2008
Affordable Housing 101; AI 2008
New Era of Conservation; CCLT 2008
Economic Update and Forecast Colorado; AI 2008
USPAP Update; AI 2007
Business Practices and Ethics; AI 2007

RECENT COURSES/SEMINARS (CONT'D):

Conservation Policy Conf. - Conservation Excellence; CCLT 2007
Yellow Book-Uniform Appraisal Standards for Federal Land
Acquisitions; ASFMRA 2006
Conservation Easements; CLE 2006
Eminent Domain Seminar; CLE 2006
Appraisal Scope of Work Burden or Blessing, AI 2006
The Challenges of Easements, Eminent Domain and Right-of-Way;
AI 2006
Front Range Colorado Residential Review and Outlook; AI 2005
Eminent Domain Seminar; CLE 2005
General Demonstration Appraisal Report Writing; AI 2005
Fall Appraisal Conference New Jersey; AI 2004
Princeton Conference New Jersey; AI 2004
Building Inspections From The Ground Up; AI 2004
Annual Appraisal Conference NJ Dept. of Agriculture; NJ DOA 2004

PROFESSIONAL AFFILIATIONS:

Member, Appraisal Institute
Colorado Certified General Real Estate Appraiser
(License no. CG40044671)
New Jersey Certified General Real Estate Appraiser
(License no. RG01396)
New Jersey Licensed Real Estate Broker
(License no. SB-8931483)

**APPRAISAL AND REAL ESTATE CONSULTING
CLIENTS HAVE INCLUDED:**

Investors & Private Landowners
Federal, State, County & Municipal Governments, Utilities and
Quasi-governmental Organizations
Financial Institutions
Attorneys

REPRESENTATIVE EXPERIENCE:

Great American Ranch - Telluride - 10,500 acre ranch; Transmission Line Easement
Wilson Mesa Coalition - Telluride - 17 property owners; Transmission Line Easement
Gold Hill Mesa - Colorado Springs - Environmental Contamination / Refinancing
Quadrant Auraria - Denver - Redevelopment Assemblage
GSA Federal Office Building - Colorado Springs - Disposition of asset for re-use
Osola Ranch - Trinidad - Conservation Easement
Section 16 - Colorado Springs - 640 acres for Open Space acquisition
Summit County - Partial interest acquisition in open space

REPRESENTATIVE EXPERIENCE (CONT'D):

Colorado Springs Fine Arts Center - Colorado Springs - Renovation funding
Greenwood Village Athletic Club - Greenwood Village - Financing
Lowenstein Theater - Denver - TIF Funded redevelopment project
Shops at Austin Bluffs Retail Center - Colorado Springs - Redevelopment project
Southgate Villas Retirement Center - Colorado Springs - Financing
Perry Park Water & Sanitation District - Larkspur - Various easement acquisitions
Budweiser Distribution Facilities - Alamosa, Pueblo, Lakewood - Warehouses
Pinstripes - Chicago - Retail restaurant and bocci facility
Plaza of the Rockies Office/Retail - Colorado Springs - Financing
Colorado Center Office/Retail - Denver - Financing
City of Durango Airport/FAA - Durango - Partial interest land swap of encumbered land
NJ Meadowlands - Cherokee acquisition of wetlands and contaminated properties for golf course redevelopment
NJ Schools Construction Corp. - New Jersey - Acquisition of inner city and urban blocks for development of new schools
City of Newark - NJ - Acquisition of land for waterfront redevelopment and blighted neighborhoods
Newark and Trenton, NJ - Land acquisitions for development of minor league baseball stadiums
Vernon Valley Ski Resort - NJ - Acquisition of ski resort land for open space preservation
Variety of Colorado properties appraised on behalf of property owners in connection with acquisitions by RTD, CDOT, PSCo and Tri-State.
Variety of Colorado property portfolios appraised for estate valuations

PERFORMED APPRAISAL WORK IN THE FOLLOWING COUNTIES:

El Paso, Denver, Pueblo, Douglas, San Miguel, Summit, Boulder, Arapahoe, Jefferson, Adams, Weld, Larimer, La Plata, Las Animas

RULE 26 (FOUR YEAR) TESTIMONY HISTORY - TESTIMONY OF ROBERT M. NOESNER

NO.	JOB IDENTIFICATION	SUBJECT	DATE	DEPOSITION	TRIAL
09-01	PSCo v. Owl Canyon	Condemnation	1/09	x	

