

# QUALIFICATIONS OF CASEY O. JONES, MAI

Member of the Appraisal Institute  
California Certified General Real Estate Appraiser, License No. AG041862

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Mr. Jones is a partner with the real estate appraisal and consulting firm of George Hamilton Jones, Inc., in Newport Beach, California. He has been appraising real property since 1991. His appraisal experience covers a broad range of assignments that, in addition to standard property types, includes railroad rights of way, transmission line corridors, acquisitions for freeways, wetlands/conservation land, vineyards and wineries, tidelands, marinas, ranches, subdivision land, real property damages and various waterfront property types.

Property interests appraised include fee simple, leased fee, leasehold, fair rental value, partial acquisitions, eleemosynary interests, and easements of various types and rights of way. Mr. Jones has served as an expert witness in courtroom and judicial arbitration settings in Southern California.

## **Education:**

University of Southern California, Bachelor of Arts  
Advanced Study - University of Southern California, Master of Fine Arts, 1978

## Real Estate Appraisal Courses (*Appraisal Institute*):

- Appraisal Principles
- Appraisal Procedures
- Basic Income Capitalization
- Standards of Professional Practice
- Business Practices and Ethics
- Apartment Valuation
- Advanced Income Capitalization
- General Market Analysis and Highest and Best Use
- Advanced Sales Comparison and Cost Approaches
- Report Writing and Valuation Analysis
- Advanced Applications
- Comprehensive Appraisal Workshop
- Litigation Professional Program
- Federal and California Statutory and Regulatory Law Course

## Real Estate Appraisal Seminars (Partial List)

- Litigation Seminars, 2007, 2009-2012, 2014-2018, 2020
- Market Trends Seminars: LA/ OC/ Inland Empire
- Conservation Easement Valuation
- Real Property Damages Valuation
- Project Delay Economics
- Hydraulic Fracking and Property Rights
- Entitlements in Real Property Appraisals

**Professional Affiliations:**

*Appraisal Institute* (MAI Member No. 12935)

Regional Representative (Region VII), 2012-2015

*International Right of Way Association*

Chapter 67 Valuation Chair, 2011-2012, 2014-2017

**Employment:**

1/91 - Present: Real Estate Appraiser and Consultant  
George Hamilton Jones Inc., Newport Beach, California

**Scope of Experience (Partial List):**

Appraisal experience includes valuations of most categories of real property and appraisal reviews. Interests appraised include fee simple, leased fee, leasehold, fair market rent, partial acquisitions, easements and rights-of-way. Work has been primarily carried out throughout Southern California.

Property Types:

Single Family Residences	Apartments
Condominiums	Residential Subdivision Acreage
Commercial Buildings	Retail Buildings
Industrial Buildings	Office Buildings
Retail Centers	Service Stations
Vacant Lots/ Land (All types)	Medical Buildings
Mobile Home Communities	Marinas
Conservation/Mitigation Land	Leasehold/ Leased Fee (Residential and Commercial)
Church	Waterfront and Oceanfront Properties
Hotels	Yacht Clubs
Right of Way Corridors	Wetlands
Tidelands	Shipyards

**Specialized Properties and Assignments (Partial List):**

Rancho Mission Viejo, 1,100-acre Planning Area 5, Trampas Reservoir site  
Willowick Golf Course – Santa Ana  
Marina Pacifica – 569-unit condominium underlying land revaluation - Long Beach  
Golden State Water Company Charnock Road site – City of Santa Monica  
Crimson Midstream Pipeline – Easement revaluation – Torrance and Carson  
Enderle Center – Retail, restaurant & office - Fee and leasehold interests – Tustin  
Tidelands, fair rental value at Harbor Island - Newport Beach  
Tidelands, fair rental value, various commercial uses - Newport Beach

Westminster Civic Center – Townhome redevelopment – Westminster  
Prado Dam – Flowage easement valuation – appraisal reviews – San Bernardino and  
Riverside Counties  
Kilroy Airport Center Office Complex - Long Beach  
Leasehold Residential Subdivision Land, Custom Waterfront Lots - Newport Beach  
Esencia School Site – Rancho Mission Viejo  
Mesa Palms Associates – 246-unit apartment project – San Diego  
Rockfield Business Park – Ground lease - fair rental value - Irvine  
Lakeside Temescal Valley – 441-acre subdivision and open space - Corona  
Palm Beach Mobile Home Park – San Clemente  
Colonies Parkway, Upland – commercial/residential planned community/water rights  
Inland Center Mall – partial acquisition freeway on/off ramp  
Residential Subdivision – Regulatory Taking, Inverse Condemnation - San Juan Capistrano  
BNSF Railway – aerial and other easement acquisitions - Anaheim  
Valley View Grade Separation – land and easement acquisitions - Santa Fe Springs  
245 acres of conservation/mitigation land - San Diego County  
100 acres wetlands - Huntington Beach  
Avalon Canyon Road right of way acquisition - Avalon, Catalina Island  
Residential subdivision land for mitigation/low-cost housing - Avalon  
H.U.D Apartment Project - Downey  
12-acre vineyard and residence, Bel-Air  
Dana Point Yacht Club - fair market rent  
Newport Beach Tennis Club  
Lyon Copley Corona Association – 950-acre planned unit community  
Port of San Pedro, Terminal and Wharf Facility, leasehold interest  
Properties with soils, subsidence or construction defects issues in Southern California  
Fair rental land valuations in Marina del Rey  
Mt. Ada/Wrigley Estate (Catalina Island) – eleemosynary valuation

**Clients – Attorneys & Corporations (Partial List):**

Anglin, Flewelling, Rasmussen, Campbell & Trytten, LLP – John Anglin  
Allen Matkins – Rick Friess  
Ardell Investment Company  
Ayres Hotels  
The Bixby Ranch Company  
Barger & Wolen – Don Adkinson  
Borchard Redhill, LP  
Curci Companies  
DJM Capital Partners  
Endangered Habitat League  
Green, Steel & Albrecht, LLP – Phil Green  
Greenberg Traurig, LLP – Cris K. O’Neill  
Hines Hampton LLP – Brian Pelanda, Nicole Hampton  
Hill, Farrer & Burrill LLP – Kevin Brogan  
The Irvine Company  
Jeffer Mangels Butler & Mitchell LLP - Gordon A. Schaller

Kasdan Lippsmith Weber Turner, LLP – Celene S. Chan  
The Kilroy Realty Corporation  
La Jolla Bank  
Lanphere Law Group – Michael A. Lanphere  
Nossaman, Guthner, Knox & Elliott – Alvin S. Kaufer, James C. Powers  
Michael D. May – Attorney at Law  
Mira Mesa Shopping Centers  
Munger, Tolles & Olson LLP – Richard Volpert  
Murphy & Evertz – John Murphy, Jennifer Dienhart  
Nokes & Quinn – Larry Nokes  
O’Hara & Greco – Thomas A. Greco  
Olen Properties – Julie Ault  
Orbach, Huff Suarez & Henderson LLP – Garland Tempest  
Page Lawyers – Gregory S. Page  
Palmieri, Tyler, Wiener, Wilhelm & Waldron – Michael H. Leifer  
The Santa Catalina Island Company  
Reynolds Jensen Swan & Pershing – Barry Swan  
Rutan & Tucker, LLP – Stephen A. Ellis  
Shields Law Offices – Jeff Shields  
Southern California Edison Company  
Stephens Friedland LLP – Todd Friedland  
Waldron & Bragg, LLP – Gary Waldron, John Olson

**Clients – Public Agencies, Governmental (Partial List):**

Capistrano Unified School District  
City of Long Beach  
City of Newport Beach  
City of San Juan Capistrano  
County of Orange  
County of Los Angeles Beaches and Harbors  
County of Los Angeles Board of Harbor Commissioners  
Orange County Sanitation District  
Orange County Transportation Authority (OCTA)  
San Bernardino Associated Governments (SANBAG)  
Santa Margarita Water District  
Southern California Edison (SCE)  
State of California Department of Transportation (Caltrans)  
State of Nevada Department of Transportation (NDOT)  
University of California