

QUALIFICATIONS OF BRADLEY E. LOFGREN, MAI

Principal
PEREGRINE REALTY PARTNERS
1201 Dove Street, Suite 650
Newport Beach, California 92660
Phone: (213) 797-6211
FAX: (213) 817-9300

EDUCATION

University of California, Los Angeles, 1990
Bachelor of Arts, History

Appraisal Institute Courses:

Real Estate Appraisal Principles	Standards of Professional Practice
Basic Valuation Procedures	Highest & Best Use & Market Analysis
Advanced Income Capitalization	Environmental Risks and the Real
Report Writing	Estate Appraisal Process
Introduction to Valuing Green	Business Practice and Ethics
Commercial Buildings	Introduction to International Valuation
Apartment Appraisal, Concepts & Application	Standards
Eminent Domain and Condemnation	

LICENSES/CERTIFICATIONS

- Member, Appraisal Institute (ID#: 11510)
- California Certified General Real Estate Appraiser, No. AG022415
- Hawaii Certified General Real Estate Appraiser, No. CGA 660

EMPLOYMENT

Peregrine Realty Partners Principal	2009 to Present
CB Richard Ellis, Inc. – Valuation & Advisory Services Senior Vice President	1997 - 2009
Cushman & Wakefield of California, Inc. - Appraisal Associate Director	1993 - 1997
CB Commercial Real Estate Group, Inc. - Appraisal Assistant Real Estate Analyst	1992 - 1993
Lambert Smith Hampton Commercial Real Estate Salesperson	1989 - 1992

OWNERSHIP/ACQUISITION/DISPOSITION EXPERIENCE

As a principal with Peregrine Realty Partners, direct involvement with the acquisition, financing and management of the following properties:

<u>NAME/ADDRESS</u>	<u>SIZE/TYPE</u>	<u>PURCHASE PRICE</u>
El Fuerte Business Park Carlsbad, CA	78,326-square-foot multi-tenant industrial park	\$7,341,500
Carlsbad Oaks Commerce Center Carlsbad, CA	48,638-square-foot multi-tenant industrial park	\$4,558,500
Las Palmas Industrial Park Carlsbad, CA	31,824-square-foot multi-tenant industrial park	\$3,250,000 (Sold 2/17 - \$4,600,000)
Santa Rita Hills Wine Center Lompoc, CA	75,000-square-foot wine production and storage facility with tasting rooms	\$4,000,000 (Sold 7/23 - \$11,225,000)
Valley Corporate Center San Diego, CA	178,596-square-foot office building	\$34,000,000 (Sold 1/17 - \$42,125,000)
Glendale Office Glendale, CA	124,215-square-foot office building	\$22,000,000 (Sold 6/16 - \$27,325,000)
Glendale Medical Glendale, CA	26,820-square-foot office building	\$6,500,000 (Sold 9/13 - \$8,000,000)
El Segundo Office El Segundo, CA	106,000-square-foot office building	\$27,700,000
Metroplex Office Anaheim, CA	105,000-square-foot office building	\$18,625,000
Chesapeake Park Plaza San Diego, CA	93,282-square-foot office building	\$14,500,000 (Sold 1/17 - \$21,000,000)
La Terraza Office Escondido, CA	78,477-square-foot office building	\$23,300,000
Foothill Plaza Pasadena, CA	43,000-square-foot office building	\$7,100,000 (Sold 5/18 - \$12,400,000)
Pacific View Plaza Carlsbad, CA	51,000-square-foot office building	\$13,000,000 (Sold 5/24 - \$9,750,000)
5950 Canoga Avenue Woodland Hills, CA	92,500-square-foot office building	\$19,500,000
Warner Premier Woodland Hills, CA	62,088-square-foot office building	\$13,800,000
North Creek Parkway Center Bothell, WA	205,298-square-foot flex park	\$36,500,000 (Sold 1/21 - \$62,100,000)
One Sandy Office Sandy, UT	108,026-square-foot office building	\$16,500,000
Carlton Plaza Woodland Hills, CA	154,660-square-foot office building	\$34,400,000
Monarch Corporate Center San Diego, CA	112,269-square-foot office building	\$33,550,000
Carlsbad Airport Plaza Carlsbad, CA	64,817-square-foot office building	\$14,000,000
Creskide Corporate Center Salem, OR	99,353-square-foot office project	\$21,750,000
Canyon Corporate Center San Diego, CA	132,313-square-foot office buildings	\$28,450,000
Mission Courtyard Mission Valley, CA	87,828-square-foot office building	\$23,300,000
The Promontory Rancho Bernardo, CA	98,249-square-foot office building	\$33,000,000
San Marcos Office Portfolio San Marcos, CA	118,232-square-foot office project	\$20,000,000

VALUATION EXPERIENCE

Appraisal and consulting experience includes the following types of properties:

Automobile Dealerships	Land - Most Uses
Residential Income	Office Buildings
Industrial Parks	Industrial Buildings
Leasehold Interests	Shopping Centers
Mixed Use Projects	Regional Malls
Golf Courses	Proposed Developments
Hotels	Residential Subdivisions

Qualified as an expert witness in the Superior Courts of San Bernardino and Los Angeles counties and the U.S. Bankruptcy Court for the Central District of California (cases include Namco Capital Group and Meruelo Maddux Properties, Inc.), the Northern District of California and the Northern District of Illinois.

PARTIAL LIST OF SIGNIFICANT RETAIL VALUATION ASSIGNMENTS

REGIONAL MALLS

Manhattan Village
Fashion Square S.O.
The Oaks Mall
Mall of Victor Valley
Southbay Pavilion at Carson
Moreno Valley Mall
Fallbrook Mall
Northridge Fashion Center
Sunnyvale Town Center
La Cumbre Plaza

COMMUNITY CENTERS

Plaza at Puente Hills
Peninsula Center
Moorpark Marketplace
Five Points Shopping Center
Granada Village
Twin Oaks

SPECIALTY CENTERS

8000 Sunset
Hollywood & Highland
Rodeo Plaza

FREESTANDING RETAIL

Home Depot (Various)
Sam's Club Gardena
Hustler Casino
Walgreen's (Various)
Ralph's Grocery (Various)
Movie Theaters
Office Depot (Various)
Fast Food Restaurants
House of Blues (West Hollywood)
Automobile Dealerships (Various)

PARTIAL LIST OF SIGNIFICANT OFFICE VALUATION ASSIGNMENTS

DOWNTOWN LOS ANGELES

801 S. Tower
MCI Center
660 S. Figueroa
Arco Plaza
444 South Flower
Pacific Center
Union Bank Plaza
Gas Company Tower
333 S. Hope
Figueroa Plaza
International Tower
707 Wilshire
818 W. 7th Street
One Bunker Hill
Fine Arts Building
Pacific Mutual Building

BEVERLY HILLS

9701 Wilshire
9555 Wilshire
Wilshire Rodeo
9465 Wilshire
9440 Santa Monica
Beverly Mercedes Place
Maple Plaza
331 Maple
401 Maple

ORANGE COUNTY

18581 Teller
1201 Dove Street
18301 Von Karman
2600 Michelson
Redstone Plaza
Main Plaza

CENTURY CITY

1880 Century Park east
1888 Century Park East
MGM Plaza

WEST LOS ANGELES

Water Garden 1
Yahoo! Plaza
Landmark II
808 Wilshire
Portofino Plaza
Piazza Del Sol
9000 Sunset
9911 W. Pico
520 Broadway
10850 Wilshire
9201 Sunset
Sunset Media Tower

PARTIAL LIST OF SIGNIFICANT RESIDENTIAL VALUATION ASSIGNMENTS

Aviara Lane at Victoria Estates
Glendale 5
The Parks at Monrovia Station
9900 Wilshire Boulevard
9247 Cedros Avenue
Wilcox Lofts

Famoso Ranch
Proposed Summerland Apartments
Mountain Springs
8th & Grand
9200 Wilshire
Borrego Springs

Montessoro at Borrego Ranch
Eagle Ridge
Vaca Ranch
Pacific View Ranch
Montebello Hills

PARTIAL LIST OF SIGNIFICANT HAWAII VALUATION ASSIGNMENTS

RETAIL PROPERTIES

The Shops at Wailea
Whaler's Village
King's Shops
Piilani Shopping Center
Kauai Village Shopping Center
Waikiki Galleria Tower
Poipu Shopping Village
Westridge Shopping Center
Waikele Shopping Center
Princeville Shopping Center
Queens' Marketplace (Proposed)
Town Center Mililani

LAND

404 Piikoi
269-Acres Mililani
15,000-Acres – Waikoloa
9.65 Acres Waipahu
Ford Island Residential Development
Hawaii Raceway

HOTELS

Four Seasons Hualalai
The Orchid at Mauna Lani
Pacific Beach Hotel
Ilikai Hotel
Aloha Beach Resort
Kauai Beach Resort
Royal Garden Hotel
King Kam Hotel

GOLF COURSES

Ko'olau Golf Course
Waimea Country Club
Kona Country Club

INDUSTRIAL PROPERTIES

ICI Paint Shopping Center
840 Kawaihāo Ofc./Whse. Bldg.
Lagoon View Industrial Center
Komohana Park
Kalihi Kai Industrial

OFFICE BUILDINGS

Waterfront Plaza
Davies Pacific Center
Pan Am Building
1132 Bishop
Harbor Court
1211 Kapiolani Ofc. Bldg.
First Insurance Center
St. Francis Medical Center
One Main Plaza
East Kauai Professional Bldg.
Bishop Square

APARTMENT BUILDINGS

Hickam AFB
The Palms at Kilani Apts.
Piilani Gardens
Maunakea Apartments
Makai Apartments
Royal Kunia Island Club
Oasis at Waipahu

PARTIAL LIST OF LITIGATION ASSIGNMENTS

PARTIES

Mauerhan et al vs. Disney
Cape Horn Group vs. Bloom Hergott
Blackstone vs. Liner
Douglass Emmett vs. Richman Family
Kamehameha Schools vs. Stoebner Family
Horton Properties LLC vs. Wilshire Westwood Plaza LLC
Kevin Green vs. Harvey Bookstein
6th and Olive vs. Oviatt Investment Group LLC
Robert S. Anderson vs. Oppenheim
Pacific Gateway vs. San Diego Unified Port District
Wells Fargo Bank, et al vs. Meruelo Maddux Properties, Inc.

DISPUTE

Ground Rent Reset
Fair Market Rent
Fair Market Rent
Market Land Value
Ground Rent Reset
Ground Rent Reset
Market Value
Impairment due to Lis Pendens
Ground Rent Reset
Ground Rent Reset
Bankruptcy Proceeding

PARTIAL LIST OF CLIENTS

Allen Matkins et al
City of Inglewood
Starpoint
Pachulski Stang Ziehl & Jones LLP
Caldwell Leslie & Proctor, PC
American General Life Insurance Co.
Lincoln Property Company
Ford Motor Company
One West Bank
Wells Fargo Bank

Bank of the West
California Bank & Trust
Broadway Bank
Kilroy Realty
Jeffer, Mangels, Butler & Mitchell LLP
Walker & Dunlop
St. John :Land Company
Mesa West Capital, LLC
Steptoe & Johnson LLP
Westwood Financial Corp.

C-III Asset Management
LNR Partners LLC
JP Morgan Chase Bank
Jefferies LoanCore, LLC
St. John's Health Center
Pircher Nichols & Meeks
Heitman
1st Century Bank
Elkins, Kalt, et al LLP
CA State Board of Equalization



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Bradley E. Lofgren

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 022415

Effective Date: April 20, 2024
Date Expires: April 19, 2026

Angela Jemmott
Angela Jemmott, Bureau Chief, BREA

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