

EXHIBIT E

**THE STATE OF NEW HAMPSHIRE
BEFORE THE NEW HAMPSHIRE PUBLIC UTILITIES COMMISSION**

Docket No. DE 15-xxx

PETITION FOR APPROVAL OF LEASE AGREEMENT BETWEEN
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
D/B/A EVERSOURCE ENERGY AND NORTHERN PASS TRANSMISSION LLC

PRE-FILED TESTIMONY OF ROBERT P. LaPORTE, Jr.

October 19, 2015

THE STATE OF NEW HAMPSHIRE
BEFORE THE NEW HAMPSHIRE PUBLIC UTILITIES COMMISSION
PREPARED TESTIMONY OF ROBERT P. LAPORTE, JR.
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE d/b/a EVERSOURCE ENERGY
PROPOSED LEASE OF UTILITY PROPERTY
WITH NORTHERN PASS TRANSMISSION, LLC

Docket No. DE 15-xxx

1 **Q. Please state your name(s), business address(es), position(s), responsibilities,**

2 **A. My name is Robert. P. LaPorte, Jr.**

3 My business address is:

4 Colliers International

5 160 Federal Street

6 Boston, MA 02110

7 My position is currently Managing Director of the business unit known as Colliers
8 International Valuation and Advisory Services (CIVAS)

9 My responsibilities include:

- 10 • Co-management of the Boston CIVAS business unit including management of
11 staff; business development; national coordination of portfolio valuation work;
12 operational budget responsibilities; and work management of Boston's appraiser
13 and support staff.
- 14 • Performance of real estate appraisals for property located primarily in
15 Massachusetts and New Hampshire. Appraisal work has also been completed in
16 all the New England States as well as New York, Pennsylvania, South Carolina
17 and California.
- 18 • Expert testimony as a real estate appraiser.

- 1 • Market value and market rent lease arbitration.
- 2 • Real estate consulting to include market studies, real estate ownership and
- 3 disposition strategies.
- 4 • Have been involved in real estate brokerage matters through the Boston office of
- 5 Colliers International.

6 See Exhibit 1 for my CV

7 **Q. Have you previously testified before the New Hampshire Public Utilities**
8 **Commission (Commission)?**

9 A. While I have not testified before the Commission, I have testified as an expert on real
10 estate matters. In New Hampshire, I have testified before the Superior Courts of
11 Hillsboro County, Merrimack County and Rockingham Counties as well as the Board of
12 Tax and Land Appeal. I have qualified as an expert witness in the Superior Courts of
13 the Commonwealth of Massachusetts in Suffolk, Worcester, Middlesex, Essex, Norfolk,
14 Dukes and Plymouth Counties; the Commonwealth of Massachusetts Appellate Tax
15 Board and The Federal Bankruptcy Court of Massachusetts and Milwaukee Wisconsin. I
16 have also testified before the Delaware Court of Chancery.
17 Please see Exhibit 2 for expert testimony experience over the past fifteen years.

18 **Q. What is the purpose of your testimony?**

19 A. My testimony explains the methodology employed in, and the results of our appraisal
20 completed for Eversource Energy (EESC) regarding an opinion of the fair market rent of
21 the land and land rights belonging to Public Service of New Hampshire (PSNH) for long-
22 term lease purposes in connection with the planned new Northern Pass Transmission
23 (NPT) DC/AC line to be used for the transmission of power from Quebec to the New
24 England region.

1 The appraisal completed for EESC provides our opinion of the market value and market
2 rent for a proposed, long-term 40 year ground lease (plus options to extend) of the land
3 and certain real estate rights owned by PSNH which will be for the use and occupancy of
4 the planned new NPT line.

5 **Q. Please describe nature of your engagement by PSNH-Eversource.**

6 A. Colliers was engaged to prepare an unbiased real estate appraisal of the “to-be-leased”
7 corridor. The valuation adopted the conventional real estate accepted definitions of
8 market value and market rent.

9 The appraised corridor valuation entailed real estate property rights associated with the
10 land and land rights belonging to PSNH. In total, the PSNH corridor contains a land
11 area of 2,397.28 acres. The entire PSNH corridor generally ranges in width from 150 to
12 over 300 feet. The proposed NPT corridor is generally 31 to 78 feet wide for exclusive
13 use, while the shared-use area is about 30 to 42 feet in width. In addition, there are
14 scattered strips that are isolated by the NPT corridor that cannot be used by either party.
15 For the purpose of our appraisal, our valuation of the NPT corridor was divided into three
16 distinct areas. They were:

- 17 1. Land to be used exclusively by NPT.
- 18 2. Land which will be shared with PSNH.
- 19 3. Land within the corridor that will become an uneconomic remnant as a result of
20 the NTP Corridor—i.e., land that, following the placement of the new corridor, will
21 have little utility to PSNH with regard to any future use.

22 For the purpose of our appraisal, the corridor was divided into the *North Section* and the
23 *South Section*. The land area associated with the North Section’s 40.5 miles of corridor
24 totals 945.01 acres. Of this, 153.08 acres are shared between NPT and PSNH; 331.32
25 acres are to be used solely by NPT and 19.76 acres are characterized as “leftover” lands

1 that become remnant parcels of reduced future use. Approximately 179 fee owners are
2 associated with the corridor's North Section. The land area associated with the South
3 Section's 60.11 miles of corridor totals 1,452.27 acres. Of this, 319.69 acres are shared
4 between NPT and PSNH; 449.89 acres are to be used solely by NPT and 54.90 acres
5 are characterized as "leftover" lands that become remnant parcels of no future use.
6 Approximately 521 fee owners are associated with the corridor's South Section.
7 In total, the 100.6 miles of PSNH corridor contains a land area of 2,397.28 acres. Of
8 this, 472.77 acres are shared by NPT and PSNH and 781.2 acres are to be used solely
9 by NPT. The total "left over" land is 74.66 acres. There are 700 fee owners associated
10 with the North and South Sections.

11 We also provided market and rental value opinions on August 5, 2015 under two
12 hypothetical conditions which may exist during the term of the ground lease. The first
13 was a value impact if certain remnant parcels were to be withdrawn and the second was
14 a possible withdrawal of the AC line from the leased property.

15 **Q. Please explain the results of your review and appraisal.**

16 A. We completed a four volume appraisal report that is attached to this response.
17 The valuation was based on the property's highest and best use as a utility corridor
18 consistent with the ownership's fee and easement ownership rights. Based on the
19 definitions of market value and market rent, the proposed ground lease terms, and the
20 market value of the corridor; a fair return rate (real estate risk/yield rate) was estimated
21 and then calculated for the initial year of the ground lease term. The calculation was
22 applied to the market value of the subject corridor.

1 The following is a summary of our value opinions as of November 14, 2014:

2 Total corridor land area of PSNH: 2,397.28 acres

3 Leased area-exclusive use by NPT: 781.2 acres

4 Leased area - shared use NPT/PSNH: 472.77 acres

5 Uneconomic leftover area-created by ground lease: 74.66 acres

6 At-the-fence value of the proposed land to be leased by NPT: \$4,815,723¹

7 Enhancement factor: 2.3²

8 Market value of corridor to be leased by NPT: \$11,076,163

9 Initial return rate based on an absolute net lease basis: 7%

10 Fixed year annual net rent payable monthly in advance: \$775,331

11 We have also attached the September 18, 2015 report which updates the market value
12 and market rent opinions of the to-be-leased corridor, the withdrawal of remnant parcels
13 and the withdrawal of the AC corridor. This updated report has time adjusted our value
14 opinions from November 14, 2014 to August 4, 2015. The following is our updated
15 opinions of market value and market rent as of August 4, 2015.

16 The following is a summary of our value opinions as of August 4, 2015:

17 Total corridor land area of PSNH: 2,397.28 acres

18 Leased area-exclusive use by NPT: 781.2 acres

19 Leased area - shared use NPT/PSNH: 472.77 acres

20 Uneconomic leftover area-created by ground lease: 74.66 acres

21 Market value of corridor to be leased by NPT: \$11,360,038

22 Initial return rate based on an absolute net lease basis: 7%

23 Fixed year annual net rent payable monthly in advance: \$795,203

24 Year 1 rent with annual 0.5% adjustments \$750,622

¹ Includes the exclusive use, shared use and remnant land areas.

² The corridor enhancement factor is applied to the corrido.

1 The annual 0.5% adjusted rent of \$750,622 yields the identical present value of the
2 \$795,203 annual fixed rent.

3 **Q Please explain the appraisal process you used, and why that was the appropriate**
4 **method.**

5 A. We adopted the standard appraisal process promulgated by the Appraisal Foundation
6 and The Appraisal Institute. This entailed the following steps:

7 Step 1: Define the Appraisal Problem.

8 Step 2: Define the Scope of Work related to the appraisal problem.

9 Step 3: Data Collection and Analysis.

10 Step 4: Application of the appropriate Approaches to Value.

11 Step 5: Reconciliation of value indices and final opinion of value.

12 Step 6: Report of Defined value opinions.

13 **Q. What was done in the Definition of the Appraisal Problem?**

14 A. Through meetings with various officials of PSNH, we identified the intended users and
15 use of the appraisal; identified the type and definition of values; determined the effective
16 date of our opinions; identified the relevant characteristics of the property; and identified
17 the extraordinary assumptions and hypothetical conditions (if any) related to the
18 assignment.

19 The following definitions of market value and market rent were used in this appraisal:

20 Market Value is defined as:

21 "The most probable price that the specified property interest should sell for in a
22 competitive market after a reasonable exposure time, as of a specified date, in cash, or
23 in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer
24 and seller each acting prudently, knowledgeably, for self-interest, and assuming that
25 neither is under duress." "Market value is described in the Uniform Standards of

1 Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an
2 opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of
3 such rights), as of a certain date, under specific conditions set forth in the definition of
4 the term identified by the appraiser as applicable in an appraisal." (USPAP, 2014-2015
5 ed.)

6 Market Rent is defined as:

7 "The most probable rent that a property should bring in a competitive and open market
8 reflecting all conditions and restrictions of the lease agreement, including permitted
9 uses, use restrictions, expense obligations, term, concessions, renewal and purchase
10 options, and tenant improvements (TIs)".

11
12 **Q. What was done in Step 2: Defining the Scope of Work and Step 3: Data Collection**
13 **and Analysis?**

14 Gintaras Cepas of Colliers and I divided the property investigation and analysis into the
15 North and South Sections. With regard to the area and neighborhood analysis in each
16 of the 19 towns in which the corridor was located, we reviewed zoning data, assessment
17 data, demographic data, economic data and real estate price trends. We also viewed
18 the neighborhood location at each street crossing where the corridor traversed and
19 augmented this inspection with aerial data supplied by Google Earth superimposed with
20 the corridor as provided by the client.

21 With regard to the site description and analysis, we completed a visual drive-through
22 survey of the subject properties that included an inspection of the entire corridor from its
23 crossing of public streets. We completed this step for all 19 towns and for almost all of
24 the public street crossings of the corridor. We reviewed a series of aerial photographs
25 and engineering plans for the corridor and of the proposed leased area. Numerous

1 discussions and interviews took place on a weekly basis between the appraisers, PSNH
2 officials and Jonathon Perron, Vice President of Cornerstone Energy Services, Inc.
3 Cornerstone was responsible for coordinating with PSNH and the NPT Project to
4 compile and provide us with the database of the "to be" leased corridor property areas,
5 for our use in developing our appraisal. The appraisers were also given access to a
6 Northern Pass Transmission web site which included property information. Additional
7 maps we reviewed included flood plain, geodetic and assessor maps specific to the
8 locus of the corridor.

9 We also reviewed a sampling of the subject deeds to ascertain the property rights that
10 are the subject of our appraisal. The property rights appraised within the appraisal
11 report are real estate rights owned by PSNH. These rights are mostly easement rights
12 that vary slightly in description, but the intended purpose of each is similar. Examples of
13 these rights are included in the appraisal. One example of right and easement follows:

14 **unto the Grantee and its successors and assigns forever, the RIGHT and EASEMENT to erect, repair,
maintain, rebuild, operate, patrol and remove electric transmission and distribution lines, consisting of
suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and
extending between the same, for the transmission of electric current, together with all necessary cross-arms,
braces, anchors, wires, guys and other equipment over and across a strip of land.....100.....feet**

15 With regard to the market data program, research was undertaken for comparable land
16 sales in each of the 19 communities. Land sales research included a review of the sale
17 deeds and plans whenever available and nearly every land sale was inspected by the
18 appraisers of the subject property. Bruce Taylor, MAI, a certified general appraiser in
19 New Hampshire and an active real estate appraiser in this region, assisted us in the
20 collection of comparable market data. Mr. Taylor completed market research for land
21 sales in the towns from Dummer to Sugar Hill (the northern portion of the transmission
22 line project) as well as for the communities of Bridgewater, Ashland, New Hampton,
23 Bristol and Hill located in the southern portion of the project. Mark Savage, MAI, also an

1 experienced and certified general appraiser in New Hampshire, performed market data
2 research in the remaining communities.

3 An extensive range of sale data was collected and the details of each sale transaction
4 were reviewed and analyzed by the appraisers. For the purposes of our appraisal, those
5 sales we believed to be most relevant to this assignment were selected for further
6 analysis. The sales we used to value the subject properties located in the path of the
7 Northern Pass Transmission Line are presented in Volume IV of this appraisal and are
8 presented on a town-by-town basis.

9 **Q. What steps were undertaken in the application of the approaches to value?**

10 A. We determined the highest and best use of the property through a two-step analysis.
11 The first step was to provide our opinion of market value of the sub-corridor. Due to the
12 specialized type of property, the corridor value approach was developed in arriving at the
13 market value of the fee simple interest for the subject. This approach relied upon the at-
14 the-fence valuation method where land values associated with the fee owners were
15 applied to the segment of the entire easement corridor and this value was ascribed to
16 the subject corridor. These values were completed for 700 parcels that fall along the
17 subject sub corridor. As noted, this does not mean that 700 properties along the corridor
18 were individually appraised. Land values associated with land sales in each town were
19 applied to the "at-the-fence" (ATF) properties. These values were not adjusted for the
20 specific topographic conditions of the corridor but rather, an opinion of land value for the
21 individual properties was established as a reasonable opinion of the larger property and
22 then applied to the segment that is encumbered by the power line easements.
23 Additional adjustments were applied that reflected the easement interest, the shared use
24 of the easement and the uneconomic remnant portion caused by the subject NPT
25 easement on the larger corridor. The sum of the values of the easements and

1 uneconomic remnants for the 700 parcels is the ATF market value of the proposed
2 easement. Once the sum of the parcels was added, a corridor enhancement factor
3 (described below) was applied.

4 The second step was to determine the market rent for the NPT corridor during the
5 proposed term of the ground lease. This was completed by arriving at a real estate yield
6 rate based on the proposed lease terms.

7 **Q. Please explain the “enhancement factor” – what is it and how did you arrive at the**
8 **factor you used?**

9 A. An enhancement factor can be applied to reflect the “assemblage” value created by the
10 fact that the right-of-way is an intact collection of numerous parcels that form the
11 corridor. Sales of corridors indicate that the sale price of a corridor exceeds the sum of
12 the “at the fence” land values. Thus the “at the fence” land values are enhanced
13 because they are an assembled corridor. To qualify, the right-of-way must meet several
14 conditions, all of which embrace the concept that the highest and best use of the right-of-
15 way is for purposes which take advantage of its long, thin character. This process
16 entailed the following steps:

- 17 • Interviews with market participants who own corridors, have sold corridors or who
18 have purchased corridors.
- 19 • Interviews with national valuation experts who have been involved with corridor
20 valuations.
- 21 • Review of corridor sales in order to abstract the corridor factor based on the “at-the-
22 fence” land values.
- 23 • Review of professional articles regarding corridor valuations and the enhancement
24 factor.

- 1 • Analysis of the acquisition cost to create a corridor relative to the at-the-fence value
- 2 of a corridor.
- 3 • Review of potential demand of the subject corridor beyond NPT.

4 **Q. How did you reconcile the different approaches to value to reach a final opinion of**
5 **value?**

6 A. The attached report describes the appraisal process undertaken. In this appraisal only
7 one approach was completed and there was no need to reconcile valuation approaches.

8 **Q. What section of your report contains your opinion concerning market rent?**

9 A. The section of the report following the valuation of the corridor provides our opinion of
10 market rent for various rent payment options during the 40 year contract lease term.
11 This section also includes opinions of rent adjustments on an annual, five year, ten year,
12 and flat rent for the term all produced the nearly identical present value calculation of the
13 corridor. Later, a supplemental letter provided a prospective market rent assuming that
14 there will be two ten-year options to extend the 40 year lease term.

15 **Q In updating your appraisals, what process was undertaken?**

16 A. Our opinion of the market value of the NPT corridor value of \$11,076,163 is our opinion
17 as of November 14, 2014. This opinion was based on our research and analysis of land
18 sales that occurred in the 19 communities prior to that date. In order to form an opinion
19 whether or not the corridor value has changed since then, we researched real estate
20 sale price trends in each of the 19 communities since November of 2014. We obtained
21 and reviewed sale data reported by The Warren Group's "RE Records Search, New
22 England's largest and most complete database," which reports on all real estate sales in
23 each community. We then calculated and compared the average sale price of all
24 reported sales taking place between late November of 2014 and July 31, 2015 with the
25 average sale price for 11 months ending November 30, 2014. We then calculated the

percentage increase or decrease in the average sale price in each community and the average of all communities in the Northern and Southern Segments.

We completed the same research using the Northern New England Real Estate Network MLS web site to run Monthly Statistics Reports for the 19 communities for the period of 11/30/2014 to 08/4/2015. These reports provide the number of sales and the average sale price for the selected period and for the same prior period, i.e. November 30, 2013 to August 4, 2014 and the percentage change from year to year. We charted that data for each community and calculated the average percentage change for the Northern and Southern Segments.

Based on the data provided by these networks and our analysis of the data, we concluded that the average real estate price change in the seven Northern communities increased by 1.4 per cent from November of 2014 to July of 2015 and by 2.7 per cent in the twelve Southern communities during the same period. The updated market values in our updated report are as follows:

	Market Change	Updated Corridor Value
Northern Segment	1.40%	\$1,184,133
Southern Segment	2.70%	\$10,175,906
Total for Both		\$11,360,038

Q. In conducting your analysis did you consider the ability of NPT to secure land rights another way?

A. NPT does not have the power of eminent domain; therefore, it would be difficult-- if not impossible-- for NPT to acquire (on a feasible cost basis) a corridor of over 100 miles long passing through 19 communities and entailing 700 properties.

Underlying our appraisal is the following:

If someone has eminent domain power, they pay market value as a general rule.

1 Under ordinary and typical market conditions, if someone does not have eminent domain
2 power, they pay market price and usually these prices are within a range of market
3 value. Keep in mind that the real estate market is imperfect and that almost every buyer
4 (and seller) has a unique motivation to buy or sell.

5 This is the market force that appraisers who complete a market value appraisal work
6 within—valuations set by market prices.

7 Our appraisal did not reflect a premium price that a buyer or lessee might pay/rent for a
8 property where the owner/lessor wants more than market value.

9 We also note that PSNH's easement and rights interest are extremely limited. Currently,
10 there is no demonstrated demand that extends beyond Northern Pass Transmission LLC
11 interest in this corridor

12 **Q. Do you consider your appraisal to be an appropriate measure of the value of the**
13 **rights to be leased by NPT?**

14 A. Yes. Our appraisal has adopted the standard valuation process used by appraisers.
15 This process was based on a valuation approach that accounts for the unique
16 characteristics of the corridor. Our opinion of market rent was based on a real estate
17 investor's fair return rate for the "to be" leased corridor.

18 **Q. Is it your opinion that the lease of PSNH ROWs in line with this appraisal would be**
19 **reasonable under the circumstances?**

20 A. Yes, it is.

21 **Q. Does this conclude your testimony?**

22 A. Yes, it does.

23

1

Exhibit 1



Robert P. LaPorte, Jr., CRE, MAI

MANAGING DIRECTOR
Valuation & Advisory Services



rob.laporte@colliers.com

EDUCATION AND QUALIFICATIONS

Saint Anselm College,
Bachelor of Arts, Urban
Studies

STATE CERTIFICATION

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New Hampshire

CONTACT DETAILS

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COMPANY EXPERIENCE

Robert LaPorte joined Colliers International in 1982 and is presently a Managing Director of the firm's Valuation & Advisory Services group. Over the course of his forty years in real estate, Mr. LaPorte has appraised or consulted on assignments throughout the New England states, New York, South Carolina, Pennsylvania and California. In addition to appraisals, Mr. LaPorte has also completed land use and marketability studies for properties located in industrial parks and central business districts; feasibility and market studies for residential and commercial uses; review appraisals; lease arbitration, valuation disputes, and provided expert witness testimony.

His valuation work has included a diverse property type that encompasses office, retail, industrial, residential, and institutional properties. Property interests include fee simple, leased fee, leasehold, sandwich leasehold, air rights and fractional property interests.

PROFESSIONAL ACCOMPLISHMENTS

Mr. LaPorte is qualified as an expert witness in the Superior Courts of the Commonwealth of Massachusetts in Suffolk, Worcester, Middlesex, Essex, Norfolk, Dukes and Plymouth Counties, Commonwealth of Massachusetts Appellate Tax Board and The Federal Bankruptcy Court of Massachusetts and Milwaukee, Wisconsin. In New Hampshire, he has testified before The Superior Court of Hillsboro County and the Board of Tax and Land Appeal.

PRIOR EXPERIENCE

Prior to joining Colliers International, in 1982 Mr. LaPorte was a partner at Foster Appraisal and Consulting.

PROFESSIONAL MEMBERSHIPS AND ACCREDITATIONS

Appraisal Institute, MAI and SRA
Designations

Appraisal Institute, Past President, New
England Chapter

The Counselors of Real Estate (CRE),
Member

Greater Boston Real Estate Board—
Commercial Brokers Association

Massachusetts Certified Real Estate
Appraiser, #735

New Hampshire Certified Real Estate
Appraiser #377

Licensed Massachusetts Real Estate Broker
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REPRESENTATIVE CLIENTS

- Bank of America
- Boston Private Bank
- Boston Properties
- Boston University
- City of Boston
- Commonwealth of Massachusetts
- Eversource
- Holland and Knight
- Kenney Development Company
- Liberty Mutual
- LNR
- Massachusetts Bay Transportation Authority
- Massachusetts Institute of Technology
- Merrimack Regional Transit Authority
- Mintz Levin
- Museum of Fine Arts
- Northeastern University
- National Grid
- The Nature Conservancy
- PanAm Railways, Inc.
- Rackemann, Sawyer & Brewster
- Ropes & Gray
- Steward Health Care
- United States Department of Justice
- UMASS Medical School
- W.R. Grace

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1

Exhibit 2 Expert Testimony

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**Robert P. LaPorte, Jr., MAI, CRE
Examples of Expert Testimony (Including Depositions 2000-2015)
Prior years excluded**

1. Wintucket Farms, Edgartown, Massachusetts
Foley Hoag & Elliot
c/o John Henn
Sparks v. Fidelity National Title and Nations Title
Deposition
March 2000
2. 65 & 80 Industrial Way, Wilmington, Massachusetts
Reimer & Braunstein
c/o Paul Samson
Kanavos v. Bayer Corporation
Middlesex Superior Court Civil Action No. 96-7232
Expert Testimony (at issue was environmental contamination)
September 2000
3. 282 Commercial Street, Boston, Massachusetts
Hinckley, Allen & Snyder
c/o Christopher Tsouros
Epstein v. Dennis (City of Boston)
Deposition
February 2001
4. 55 Hayden Avenue, Lexington, Massachusetts
Murtha, Cullina Roache Carens
c/o Thomas S. Vangel
Case No. 01-11417-WCH
United States Bankruptcy Court—Boston, Massachusetts
Expert Testimony
June 2001
5. 400 East Main Street, Georgetown, Massachusetts
Crosson Dannis, Inc.
c/o Denise Buchanan
Case No. 01-41188
United States Bankruptcy Court—Worcester, Massachusetts
Expert Testimony
May 2002

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2



Page 2

6. Commander Shea Boulevard Extension & O'Connell Way, Quincy, Massachusetts
United States Department of Justice
c/o Henry Miller
Civil Action No. 00-CV-11623
United States District Court—District of Massachusetts
Deposition (at issue was environmental contamination)
December 2002
7. 145 Tremont Street, Boston, Massachusetts
Sawyer Enterprises
c/o John Connelly
Civil Action No. SUCV 2001-04765
Suffolk Superior Court
Deposition
February 2003
8. Millbury Street, Worcester, Massachusetts
Commonwealth of Massachusetts, Office of the Attorney General
c/o John Bowen
Case Docket Number 01-0032
Cargill v. Commonwealth MHD
Worcester Superior Court
Expert Testimony
May 2005
9. 195 Dudley Street, Roxbury (Boston), Massachusetts
John C. Carleen, Esquire
Suffolk Superior Court
Davis v. Canst, et al
Expert Testimony regarding developer's profit
August 2005
10. Albany Street, Cambridge, Massachusetts
Wilmer Hale
Attorney Rebecca N. Nordhaus
Wetherell Brothers Co. v. PerSeptive Biosystems, Inc. & Applied Biosystems, Inc.
Deposition
April 2006
11. 99 Development Road, Fitchburg, Massachusetts
Wachovia Capital Finance v. Specialty Chem Products Corp.
Wisconsin Eastern Bankruptcy Court, Milwaukee, Wisconsin
Expert Testimony
July 2006
12. Herring Creek Farm, Edgartown, Massachusetts
Choate Hall & Stewart
c/o Frank Giso
Federal Tax Court—Boston
Testimony and deposition
January 2007
13. 494-500 Common Street, Belmont, Massachusetts
Law Offices of Miriam G. Altman, P.C.
c/o Attorney Miriam G. Altman
Middlesex Probate Court
Expert Testimony
February 2008

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14. One Pond Street, Rockland, Massachusetts
The Grossman Companies, Inc.
c/o Louis J. Grossman
Plymouth Superior Court
Expert Testimony
October 2008
15. Bremen Street, East Boston, Massachusetts
Ropes & Gray
c/o Joan A. Lukey
Suffolk Superior Court
LOAT v. Commonwealth of Massachusetts
Expert Testimony
December 2008
16. Stonegate at Weston, Jericho Road, Weston, Massachusetts
Oilman, McLaughlin & Hanrahan, LLP
c/o Robert E. McLaughlin
Massachusetts Appellate Tax Board
Expert Testimony
January 2009
17. Philip D. Kingman, Senior Vice President
PanAm Railways
Iron Horse Park
N. Billerica, MA 01862
Cambridge North Point LLC v. Boston and Maine Corporation
Delaware Court of the Chancery
Deposition and Expert Testimony
December 2009
18. Bremen Street, East Boston, Massachusetts
Ropes & Gray
c/o Joan A. Lukey
Commonwealth of Massachusetts Office of the Attorney General
c/o Joseph Callanan, Esquire
LOAT v. Commonwealth of Massachusetts
Expert Testimony
October 2011
19. City of Boston
Eminent Domain expert testimony
Suffolk Superior Court
c/o Melissa Polvin Legal Department City of Boston
October 2011
20. Indian Rock Road, LLC et al V. State of New Hampshire
George R. Moore, Esquire
Deposition
August 2012
21. Hill Financial V. Sean Murphy
Norfolk Superior Court
Civil Action No. 09-01986
Joseph Berman, Esquire

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Deposition and Expert Testimony	March 2013
22. Indian Rock Road, LLC et al V. State of New Hampshire George R. Moore, Esquire Rockingham County Superior Court expert testimony	December 2013
23. Wynn Development regarding --casino in Everett, MA Massachusetts Gaming Commission Expert Testimony regarding contract land price reset	December 2013
24. Henri Jacques LLC v. BRA CA No. 12-2954B Suffolk County Superior Court James Mastermann, Esquire attorney for City of Boston Expert Testimony	September 2014
25. COMMONWEALTH OF MASSACHUSETTS BRISTOL, SS. SUPERIOR COURT ISP FREETOWN FINE CHEMICALS INC. Plaintiff VS COMMONWEALTH OF MASSACHUSETTS Defendant Expert testimony at mediation hearing for the Commonwealth	November 2014

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