

**QUALIFICATIONS OF RAYMOND V. BOLOGNA, CRE, MAI  
EXPERT WITNESS TESTIMONY**

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**U.S. Bankruptcy Court**

The Beer Vault Ann Arbor, MI	Judge Steven W. Rhodes Client: Property Owner	1985
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Pavilion Court Apartments Novi, MI	Judge Ray Reynolds Graves Client: Prudential Mortgage Capital - Lender	1992
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Eastland Apartments Harper Woods, MI	Judge Steven W. Rhodes Client: Prudential Mortgage Capital - Lender	1992
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**District Court**

Wells Fargo Business Credit vs. Oetzel-Williams Group	Judge Gordon J. Quist U.S. District Court-Western District of Mich. Testimony subject to subpoena by Plaintiff on appraisal performed for property in Beaverton, MI	2005
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**Circuit Court**

Stutz vs. BP Products N.A. Detroit, MI	Testimony by Deposition Wayne County Circuit Court (BP Global - Defendant)	2006-2007
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**Michigan Tax Tribunal**

Conlin House Ann Arbor	Client: Owner	1985
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Old Kent Bank Cadillac	Judge Norm Shinkle Client: City of Cadillac	1993
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Freedom Village Holland	Judge Peter M. Kopke Client: City of Holland	1994
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Links of Novi (Novi Golf Associates) Novi	Judge Thomas E. Straatsma, Jr. Client: City of Novi	2000
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Dow Chemical Ashman Center Midland	Judge Thomas J. Hughes Client: City of Midland	2002 - 2003
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Lake in the Woods Ypsilanti Twp.	Judge Victoria Enyart Client: Ypsilanti Township	2004
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Pontiac Country Club Waterford Twp.	Judge Patricia Halm Client: Waterford Township	2008
DMC	Judge Kimbal R. Smith, III	2009
Novi	Client - City of Novi	2009
<b><u>Arbitration</u></b>		
Goodman-Acker Office Southfield, MI	Joel Serlin -Arbitrator Client: Mayer B. Gordon	2001
Forest Place Apartments Ann Arbor, MI	Ronald E. Reynolds -Arbitrator Howard B. Goldman -Arbitrator David L. Smith -Arbitrator Client: Ann Arbor 723 Forest LLC	2004
Michigan Avenue Commercial Village of Clinton, MI	Daniel M. Share - Arbitrator Client: First American Title Ins. Co.	2005

**Depositions**

**Times Deposed**

Eastland	1
BW Distributing	2
Huron Towers	1
Metro Airport Parcel 52	3
Metro Airport Parcel 66/67	3
Metro Airport Parcel 71	1
Bloomfield Centre	2
Milford/I-96 Parcel 518	1
Hospitality Investment Corp.	1
Birch Run Townhouses	1
BP Global	1
DMC	2

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<b><u>Eminent Domain</u></b>	<b><u>Client</u></b>	
Northwestern Highway	MDOT	1990 - 1992
Utica Road/M-59 Expansion	MDOT	1990 - 1993
Milford Road/I-96 Interchange	MDOT	1992 - 1998
Wayne County Detroit Metro Airport Fourth Parallel Runway	Wayne County	1991 - 2000
Jackson Road Widening	Owner	1995
Detroit Stadiums Project	Wayne County	1996 - 1997
Wixom Road Re-routing	Owner	2000
Twelve Mile/Novi Road Expansion	City of Novi	2000 - 2001
Ambassador Bridge Cargo Inspection Northern Expansion	U.S. Government	2003 - 2005
Seven Mile Widening	Owner	2004
Combined Sewer Overflow #17 Project	City of Dearborn	2006
Maple Road Traffic Circles	Owner	2006
Windsor at Fairlane Meadows	City of Dearborn	2006 - 2007
Novi Expo Center	City of Novi	2006 - 2007
West Portage Realignment Parcels Sault Ste. Marie	GSA	2007
Pontiac Trail Water Main	City of Novi	2007
Beck/Ten Mile Widening	City of Novi	2007
Flint Airport Expansion	Flint Airport Authority	2007
Rochester Road/Wattles ROW	City of Troy	2008-2099
Wayne County Airport Authority Force Main II - A	Airport Authority	2008-2009
GSA-SSA Inverse Rental Condemnation	U.S. Government- GSA	2009

<b><u>Tax Appeals</u></b>	<b><u>Location - Client</u></b>	
Anderson Apartments	Ypsilanti Twp. - owner	1988
Riverside Office	Southfield - owner	1990
Industrial Complex	Rockwood - City	1990
Historic Office	Ann Arbor - owner	1990
Equestrian Farm	Scio Twp. - owner	1990
Boulevard Plaza Shopping Ctr.	Ann Arbor - City	1990
Willowtree Apartments	Ann Arbor - City	1990
Broadway Hill Apartments	Ann Arbor - City	1990
Sears Briarwood Mall	Ann Arbor - City	1990
Land Preservation Easement	Scio Twp. - owner	1990
Turner Office	Ann Arbor - City	1991
Golfview Manor Apartments	Ypsilanti Twp. - Twp.	1991
Bryn Mawr Apartments	Ypsilanti Twp. - Twp.	1991
Sears Lakeside Mall	Sterling Heights - City	1991

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Bank Properties	Ypsilanti Twp. - Twp.	1992
Schooner Cove Apartments	Ypsilanti Twp. - Twp.	1992
Roundtree Apartments	Ypsilanti Twp. - Twp.	1992
Harbor Cove Apartments	Ypsilanti Twp. - Twp.	1992
Development Land - Nixon	Ann Arbor - owner	1992

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**Tax Appeals (continued)**

**Location - Client**

Meadowlanes Apartments	Holland - City	1992 - 1993
Lake in the Woods Apartments	Ypsilanti Twp. - Twp.	1993
Burns Property	Cadillac - City	1993
Sundstron Property	Cadillac - City	1993
Charlevoix Club	Cascade Twp. - owner	1993
Four Wynns Industrial	Cadillac - City	1993
Stonegate Apartments	Holland - City	1994
Hampton Inn	Cadillac - City	1994
Ionia Bank	Ionia - City	1994 - 1995
Canton Forest Condos	Canton Twp. - owner	1995
Washtenaw Country Club	Ypsilanti Twp. - Twp.	1997 - 1998
Standard Federal Headquarters	Troy - City	1998
Van Thomme's Greenhouse	New Baltimore - owner	1999 - 2000
Main Street Village	Novi - City	1999
CMI/Hayes Lemmerz (Foundry)	Cadillac - City	2000 - 2004
Indian Trails Manufactured Housing	Burtchville Twp. - Twp.	2000
Dow Chemical	Midland - City	2001 - 2002
J.C. Penney Briarwood Mall	Ann Arbor - City	2001
J.C. Penney Twelve Oaks Mall	Novi - City	2002 - 2004
Waltonwood (ALF)	Novi - City	2002
Vincenti Drive Industrial	Novi - City	2002
Beechwalk Apartments	Novi - City	2002
Novi Drugs	Novi - City	2002
Lake in the Woods	Ypsilanti Twp. - Twp.	2002 - 2004
Filer City Station (Electric Plant)	Filer Twp. - owner	2002
Residence	Caseville Twp. - owner	2002
Residence	Edenville - owner	2002
Residence	Sylvan Twp. - owner	2002
Twin Lakes Golf and Swim Club	Oakland Twp. - Twp.	2003
Henry Ford Health Systems		
Riverside Hospital	Trenton - owner	2003 - 2005
Washington St. Historic Office	Ann Arbor - owner	2003
Dow Chemical	Midland - City	2004 - 2005
Pendleton Park Apartments	Lyon Twp. - Twp./County	2004 - 2005
TCF Bank	Ann Arbor - owner	2004
Sears Genesee Valley Center	Flint Twp. - Twp.	2004
Bronner's Christmas Wonderland	Frankenmuth - City	2004 - 2005
Von Maur Laurel Park Place	Livonia - City	2004 - present
Green-Eight Shopping Center	Oak Park - City	2004
The Glens Apartments	Genoa Twp. - Twp.	2004 - 2006
Westbury Apartments	Genoa Twp. - Twp.	2005

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Westbury Apartments	Genoa Twp. - Twp.	2007 - 2008
Bavarian Inn Hotel	Frankenmuth - City	2005 - 2006
Lifetime Fitness	Novi - City	2004 - 2006
Sears	Flint Twp. - Twp.	2005
Bavarian Inn Restaurant	Frankenmuth - City	2006

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**Tax Appeals (continued)**

	<b><u>Location - Client</u></b>	
Big Buck Brewery	Auburn Hills - City	2006 - 2007
Pontiac Country Club	Waterford Twp. - Twp.	2006 - 2008
Lazer Skate	Algoma Twp. - Owner	2006
Residence @ TPC Prestwick Ct.	Dearborn. - City	2006
Delphi Automotive	Burton - City	2006 - 2007
Grand Court (ALF) West Oak Assoc.	Novi - City	2006
Banquet Hall	Genoa Twp. - Twp.	2007
Ali Drive Office	Grand Blanc Twp. - Twp.	2007
Filer City Station (co-gen plant)	Filer Twp. - Owner	2007
Borg Warner	Auburn Hills - City	2007
Ann Arbor News Printing Plant	Pittsfield Twp. - Twp.	2007
DMC Office	Novi - City	2007 - 2009
Lakeview Apts/Condos	Kalamazoo Twp. - Owner	2008
Lakeview Condos/Apts	Kalamazoo Twp. - Owner	2009
Brownstones Apts.	Novi - City	2008
Main St. Village Apts.	Novi - City	2008
Costco	Livonia - City	2008
Lion's Gate	Davison Twp. - Twp.	2008
ABB Robotics	Auburn Hills - City	2009
Beachwalk Apts.	Novi - City	2009
Jackson National Life HQ	Lansing - City	2009
1007 W. Ann Arbor Trail	Plymouth - Owner	2009
Springwells Apts.	Dearborn - City	2009

**Legal Proceedings**

	<b><u>Court - Client/Property Location</u></b>	
Western Valley Apartments	U.S. Bankruptcy Court - vendee Kalamazoo, MI	1990
NHP - Garden Glen	U.S. Bankruptcy Court - owner Schaumburg, IL	1991
Development Land - Clark	U.S. Bankruptcy Court - lender Pittsfield Twp., MI	1994 - 1995
River Drive Apartments	District Court - owner Ypsilanti, MI	1995
Holmes Road Industrial	Circuit Court - lender Ypsilanti Twp., MI	1995 - 1997
Maple Village Shopping Center	Tax Court - IRS New York, NY	1997
Willard vs. Michigan National Bank	Circuit Court - lender Westland, MI	1996
Bloomfield Centre Office	U.S. Bankruptcy Court - lender Bloomfield Hills, MI	1997 - 1998

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Hospitality Investment Corp.	U.S. Bankruptcy Court – lender Nashville, TN; Charlotte, NC; Broadview Heights, OH; Hamburg, NY; Lexington, KY; Richmond, KY	1999
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<u>Legal Proceedings (continued)</u>	<u>Location - Client</u>	
Birch Run Townhouses	Wayne County Circuit Court (Plaintiff, counter-defendant) Romulus, MI	1999
Goodman-Acker Office	Arbitration Hearings Gordon B. Mayer - attorney Southfield, MI	2000
Second Industrial	Washtenaw County Circuit Court (Plaintiff) Ann Arbor, MI	2001
Forest Place Apts.	Washtenaw County Circuit Ct. (Plaintiff) Ann Arbor, MI	2001 - 2004
Franklin Racquet Club	Oakland County Probate Court Brody Divorce Proceedings (Defendant) Franklin, MI	2003
Ford Wayne Shopping Center	Wayne County Circuit Court (Defendant) Westland, MI	2003
Wells Fargo vs. Oetzel-Williams	U.S. District Court Western District of Michigan (Wells Fargo - Plaintiff) Beaverton, MI	2004 - 2005
Michigan Avenue Commercial	Arbitration (1st American Title - Defendant) Village of Clinton, MI	2004 - 2005
Carlesimo Products	Oakland County Circuit Ct. (Carlesimo Products - Defendant) Farmington Hills, MI	2005 - 2008
Opus One	Wayne County Circuit Ct. (Opus One Inc. - Plaintiff) Detroit, MI	2005 - 2006
Stutz vs. BP Products N.A.	Wayne County Circuit Ct. (BP - Defendant) Detroit, MI	2006 - 2008
Partners & Partner, Inc. vs. Exxon Mobil Oil Corp. and Michigan Fuels, Inc.	Macomb County Circuit Ct. Defendant Detroit, MI	2007
Made In Detroit, Inc. vs, . The United States	U.S. Federal Court of Claims. (Made in Detroit - Plaintiff) Gibraltar, MI	2008

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Trio Partners vs. Detroit Water and Sewerage Dept.	Macomb County Circuit Ct. Defendant Sterling Heights, MI	2008
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Legal Proceedings (continued)

Location - Client

Neller vs. Hometowne Bldg. Co.

Oakland County Circuit Ct.  
84 Lumber (defendant)  
South Lyon, MI

2008