



LANCE W. DORÉ, MAI, FRICS

Curriculum Vitae

Lance W. Doré is the President and CEO of The Doré Group. In this role, he directs all valuation assignments involving a wide variety of conventional and complex real properties, serves as litigation support to both public and private clients, provides expert advisory services (including forensic analyses and market and feasibility studies), and manages the overall operations of The Doré Group.

Mr. Doré has been a real estate appraiser since 1983, initially working for Bank of America as a staff appraiser then as a senior appraiser with a fee appraisal firm in Del Mar, California. In 1988, he formed L.W. Doré, Real Estate Consultants and grew the firm through the addition of two partners forming Doré & Curry, Inc. (1990) and Doré, Curry, & Marschall, Inc. (1997). In 1999, Doré, Curry, & Marschall, Inc. became the San Diego office for Integra Realty Resources with Mr. Doré serving as Managing Director. In the fall of 2005, Mr. Doré joined Cushman & Wakefield as the National Practice Leader of the Government Affairs and Energy division. In 2007, he pursued an opportunity to serve as the President of European Emerging Markets and Vice President of Client Services for PGP, Inc./Colliers International. Mr. Doré's unique depth of experience, coupled with his high personal standards of service, led him to found The Doré Group in late 2010.

EXPERIENCE

Mr. Doré's work experience spans a wide variety of property types with special expertise in the valuation of energy facilities, conservation land, open space corridors and ranches. In addition, he has also appraised planned-unit developments, residential income properties, senior housing, shopping centers, office, industrial, mixed-use properties, and a multitude of special purpose properties, including, but not limited to, auto service and wrecking centers, equestrian facilities, restaurants, hospitals, recreational camps, and golf courses. He regularly serves as an expert advisor conducting appraisal reviews, forensic studies, and marketability and feasibility analyses. In addition, Mr. Doré is uniquely qualified and experienced in litigation testimony, consultation and advisory services for all real estate related issues. His geographical valuation expertise is focused in the western United States and extends to Tokyo (Japan), Central America, Mexico, Cyprus, and Moscow (Russia).

LICENSES/CERTIFICATIONS/AFFILIATIONS

- Certified General Real Estate Appraiser – **State of California** (OREA No. AG002464)
- California Licensed Real Estate Broker & Realtor member - **San Diego Board of Realtors**
- Credentialed Mediator – **National Conflict Resolution Center, San Diego**
- Member of the Appraisal Institute (MAI No. 8471)
- Fellow of the Royal Institute of Charter Surveyors
- Member of the International Right of Way Association (IR/WA), **San Diego Chapter**



INSTRUCTOR POSITIONS

National Instructor (*Real Estate Valuation Principles & Practice*) - **Appraisal Institute**
Adjunct Professor - **Russian Federation Finance Academy**

LEADERSHIP/COMMITTEES

Past President – **Appraisal Institute**, San Diego Chapter
Past member of *International Relations Committee* – **Appraisal Institute**
Past member of *Ethics & Standards Committee* – **Appraisal Institute**

SPEAKING ENGAGEMENTS

Appraisal Institute (National Seminar Series, Los Angeles, CA) - Land Valuation & Environmental Issues
The Trust for Public Land (San Diego, CA) - Natural Communities Conservation Plan
Pan Pacific Conference (Auckland, New Zealand) – Valuation of Submerged Lands
Government of Cyprus (Nicosia, Cyprus) – Valuation of Golf Courses and Marinas
The Russian Federation (Moscow, Russia) - Valuation of Land and Appraisal Principles
The Russian Federation (Goa, India) - Valuation of Oil and Gas and Power Plants
Royal Institute of Charter Surveyors (Montego Bay, Jamaica) – Government & Regulatory Risk
Graziadio School of Business, Pepperdine (Los Angeles, CA) – 2008 US & California Forecast
Appraisal Institute (San Diego, CA) – Unique Valuations in Real Estate
Appraisal Institute (San Diego, CA) – International Financial Reporting Standards (IFRS)
California Redevelopment Agency (Workshop Series, CA) – Real Estate Valuation for AB1X 26 & AB1484
Risk Management Association (RMA) – Appraisal Risk and the Valuation Process

PUBLICATIONS

Appraisal Journal (October 2001) – “The Valuation of Submerged Land”
Energy Pulse (March 2006) – “The Highest and Best Use of Power Plants”
Union of Pan America Valuers (November 2010) – “Impact of Public to Private Partnerships in BRICS” ***Wall Street Journal***
(August 2001) – “Power Plant Owners Fight to Lower Taxes”
The Secrets of Real Estate – Revealed (2011)

REPRESENTATIVE CLIENT LIST

PUBLIC ENTITIES

United States State Department of the State	United States Forest Service
United States Department of Navy	United States Department of Justice
Government of Cyprus	Russian Federation
State of California – Judicial Courts	County of San Diego
County of Riverside	City of Orange
City of Riverside	City of San Diego
City of Monterey	



THE DORÉ GROUP

INTERNATIONAL REAL ESTATE CONSULTATION AND FORENSIC VALUATION

LEGAL CLIENTS

Morrison & Foerster

Richter & Hampton

Luce, Forward, Hamilton and Scripps

Ropes & Gray

McKenna, Long & Aldridge

Latham & Watkins

Sheppard, Mullin

Best, Best and Krieger

Cooley, LLP

Faeger & Benson

Gordon & Rees

Mr. Doré's representative financial clients include numerous national, regional and local lenders and private corporations.