



## C.V. – Curriculum Vitae

Michael K. Ryan, President  
CastleLyons Corporation

### EDUCATION

University Of Southern California – Masters In Business Administration, Real Estate  
California State University Of Fullerton – Bachelor of Arts in Marketing

### LICENSES

California State Broker's License – License No. 1364253  
Hawaii State Broker's License – License No. 21798  
California State Contractor's License (B-1) – License No. 321645 & No. 728955

### MILITARY SERVICE

United States Navy – Aft Catapult Crew, 1965–1967  
Tonkin Gulf, Vietnam  
Honorable Discharge

## Summary Of Qualifications

I have forty-five-plus years of firsthand experience in the real estate industry. Career-wise have (i) acquired and entitled over 40,000 lots, (ii) developed over 3,500 lots, (iii) built 1,000-plus homes, (iv) constructed over 25 projects as a General Contractor, (v) brokered \$350,000,000 of real estate and (vi) ran Divisions for privately and publicly-held realty companies.

As President of CastleLyons Corporation for the past 25-plus years, I have provided brokerage and consulting services to investors, property owners, developers, merchant homebuilders and litigators. In some cases, have acquired, entitled and built-out residential projects. Additionally, provide real estate expert witness testimony in a variety of areas of expertise to the legal community.

Previous employment includes: (i) Vice President of Forward Planning and Development for a NYSE national real estate development and homebuilding company, (ii) Vice President of Development for a joint venture between Bedford Properties and Kaiser Etna, the largest landowners in the City of Temecula, CA. and (iii) Vice President for DAON Corporation, at the time the largest development company in North America. While at DAON, I was in charge of their San Diego Division managing three significant assets; La Costa, ShadowRidge and Miramar Ranch North. These assets totaled over 7,000 acres and about 20,000 potential residential units plus support commercial and industrial land. Lastly, worked for two privately-held Southern California homebuilders preceded by employment, upon graduation from USC, with a nationally recognized real estate consulting firm.

As a real estate expert witness I have performed expert services in Southern and Central California and in the States of Hawaii, Oregon, Colorado, Utah, Oklahoma and Montana.



## SELECTED AREAS OF PREVIOUS TESTIMONY

>>Partnership and joint venture dispute issues.

>>Industry standards of care, customs and practices as it pertains to entitlement, development, homebuilding, brokerage and partnerships.

>>Non-compliance with Industry standards for fiduciary duties owed by a broker and sales agent, including dual agency representation.

>>Partnership and joint venture fiduciary duties, given Industry standards of care.

>>Industry standards, customs and practices re negotiations of "significant terms and conditions" of a PSA between principals.

>>Broker and sales agent misconduct, fiduciary responsibilities and compliance with National Association of Realtors Code of Ethics.

>>PSA liquidated damages versus specific performance as a remedy for default.

>>Takings claim against a municipality.

>>Loss of profit claim and analysis of damages due to alleged broker misconduct.

>>Asset dissolution and partition action.

>>Master developer entitlement delays and economic impact.

>>Due diligence Industry customs and practices.

>>Analysis of entitlement, development and permit time periods.

>>Dispute concerning Industry practices re: Off Balance Sheet transactions and related option and construction agreements.

>>Dissolution of corporate real estate assets.

>>Borrower's duty of independent inquiry as it pertains to due diligence responsibilities.

>>General Partner or Managing Member fiduciary duties owed to partners.

>>Project entitlement and development issues and delays.

>>Profit participation challenges.

>>Developer/builder misconduct and lost profit analysis.

>>Access easement dispute.

>>Tentative Map Conditions Of Approval issues.

>>Analysis of fraud claims, given Industry standards.

>>Buyer's duty of independent inquire required, per Industry standards, in due diligence investigations.

>>Seller's non-compliance with disclosure requirements, per Industry standards.

>>Loss of profits due to alleged contractor's delays.

>>Economic impact of sandwich lease.

>>De Facto partnership and partition action.

>>Lot split dispute.

>>PSA contingency items in dispute.

>>Rebuttal analysis for alleged lost profits and damage claims.

>>Conversion cause of action.

>>Pro forma analysis and project feasibility issues.