

ATTORNEY OR PARTY WITHOUT ATTORNEY (<i>Name, State Bar number, and address</i>) TELEPHONE NO.: _____ FAX NO. (<i>Optional</i>): _____ E-MAIL ADDRESS (<i>Optional</i>): _____ ATTORNEY FOR (<i>Name</i>): _____	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, ALAMEDA COUNTY STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME	
PETITIONER/PLAINTIFF: RESPONDENT/DEFENDANT: OTHER:	
<p style="text-align: center;">ORDER APPOINTING REAL ESTATE EXPERT <input type="checkbox"/> By Stipulation <input type="checkbox"/> After Hearing</p>	CASE NUMBER:

This proceeding was heard on (*date*): _____ at (*time*): _____ in Dept.: _____
 by Judge (*name*): _____ Temporary Judge
 Petitioner present Attorney present (*name*): _____
 Respondent present Attorney present (*name*): _____
 Other present Attorney present (*name*): _____
 on the Order to Show Cause or motion filed on (*date*): _____ by (*name*): _____

By stipulation of the parties attached hereto (no appearance).

Good cause appearing, **THE COURT ORDERS:**

1. Appointment of expert

(*Name*): _____ (*E-mail*): _____
 (*Address*): _____ (*Telephone*): _____
 (*Fax*): _____

is appointed as the court's expert under Evidence Code section 730. The expert must be impartial and must function at the request of the court and pursuant to this court order. The expert is deemed qualified to perform the following tasks and must do so, provided that the parties comply with the provisions set forth below regarding compensation and documents and information and subject to the provision regarding withdrawal.

2. Expert's tasks

a. Provide a written opinion plus supporting information regarding the fair market value of the below listed property, as of the date indicated:

PROPERTY ADDRESS

DATE OF VALUATION

PETITIONER/PLAINTIFF: RESPONDENT/DEFENDANT:	CASE NUMBER:
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b. Provide a written opinion plus supporting information regarding the fair market rental value of the below listed property, as of the date indicated:

PROPERTY ADDRESS

DATE OF VALUATION

c. Provide a written opinion regarding the impact on the fair market value of the below listed property, of any capital repair estimates obtained by either party:

PROPERTY ADDRESS

CAPITAL REPAIR ITEMS/ESTIMATES

d. Other:

3. Compensation

a. The billed amount must be paid on a timely basis as follows:

- (1) The Petitioner to pay (*specify %*):
- (2) The Respondent to pay (*specify %*):
- (3) Other:

b. The court retains jurisdiction to later order a different allocation of payment, as between parties.

4. Documents and Information

- a. The parties must provide all records requested by the expert, within 20 days of receipt of a written request.
- b. Each party must provide responses to questions propounded by the expert within 10 days.
- c. If requested by the expert, the parties must provide written authorization directing third parties to provide documents, records, or other information.

5. Communication

- a. The expert may contact any party or attorney on an ex parte basis. In the event that an attorney for any party, or any party, communicates with the expert in writing, a copy of the communication must be provided to the other party at the same time.
- b. The attorneys must notify the expert of all court dates. The expert may communicate by telephone with either party regarding the scheduling of meetings or hearings and the status of the expert's work.

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STIPULATION FOR ENTRY OF ORDER

The parties stipulate that the court may enter the foregoing as an order, each party waiving the right to request a statement of decision, the right to notice of entry, and the right to appeal.

Date:

(TYPE OR PRINT NAME)



(SIGNATURE OF PETITIONER)

Date:

(TYPE OR PRINT NAME)



(SIGNATURE OF RESPONDENT)

Approved as to form and content:

Date:

(TYPE OR PRINT NAME)



(SIGNATURE OF ATTORNEY FOR PETITIONER)

Date:

(TYPE OR PRINT NAME)



(SIGNATURE OF ATTORNEY FOR RESPONDENT)