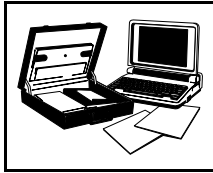


Huber & Lamb Appraisal Group

Who Are We?



Huber & Lamb is a real estate appraisal and consulting firm. Our experience in real estate valuation has assisted clients in a variety of needs. We have appraised real estate ranging from simple properties such as small tracts of raw land to complicated properties such as mixed use office & hotels, apartments, industrial facilities, retail malls and other properties located throughout the United States. We also provide insurance valuations for county, municipalities, utilities districts and school systems relating to real estate assets.

Principals of the Firm

Murray W. Huber, RM
Principal - Residential Division

James E. (Jimmy) Lamb, MAI
Principal - Commercial Division

Huber & Lamb History

The principals of Huber & Lamb have been together since 1987. Since that time, our firm has completed well in excess of 1,500+ commercial appraisals and 4,500+ residential appraisals.

Credentials



James Lamb, MAI has an MBA from the University of Mississippi. He has participated as a delegate of People to People International's Citizen Ambassador Program - Real Estate Delegation to Russia and Lithuania in the Summer of 1993. Discussions focused on the privatization of real estate in these countries as they converted real estate ownership from the government to the private sector. Issues specific to this process included real estate law fundamentals, real estate tax issues, real estate valuation and attracting foreign real estate investment. An extensive listing of qualifications and background for Mr. Lamb is attached.

Murray W. Huber, RM, CRP has a BBA from the University of Mississippi (1980). He began his appraisal career in New Orleans, Louisiana. Mr. Huber moved to Middle Tennessee in 1988. Over his extensive career he has become a specialist in historic homes and large personal estates in Middle Tennessee. In addition he specializes in relocation and FHA residential appraisals. An extensive listing of qualifications and background for Mr. Huber is attached.

Expert Testimony



Ad Valorem Tax Appeals: Through our experience and designations, we can provide the appraisal report and expert testimony for administrative hearings and ad valorem tax boards. Our services have ultimately saved some clients up to six digit dollar figures in their real estate tax expense.

General Court Appearance: Mr. Lamb has appeared as an expert in bankruptcy and circuit courts in several states including Georgia, Kentucky, Tennessee, Texas and Pennsylvania. Mr. Huber has appeared as an expert in bankruptcy and circuit courts in Middle Tennessee.

**What Can We Do For
The Client**

- Real Estate Appraisal and Valuation
- Market Analyses
- Insurance Valuations for local governments
- Other services that fit your particular needs

**Real Estate
Appraisal & Valuation**

We can meet the needs of a variety of clients whether the assignment is for a small tract of rural land, a residence, or a multi-property investment portfolio. Huber & Lamb has completed a number of assignments throughout the Southeast, Midwest and beyond. Attached is supplemental information sheets identifying properties and states in which we have experience.

Commitment

Huber & Lamb is committed to providing quality services and maintaining a high degree of professionalism. Implicit in this commitment is our efforts to maintain current information in the Nashville market as well as keeping abreast of current standards and techniques advocated within the appraisal industry. These objectives allow us to provide our clients with the best service possible in a timely manner.

Data Base

With our years of appraisal background, we have accumulated an extensive real estate comparable property data base that has been verified by our firm. In addition, we utilize several available publications for comparable sale research as well as on-line computer information systems to access tax assessor records.

Please allow us the opportunity to talk with you and determine how we can be of service to you.

James E. (Jimmy) Lamb, MAI, Commercial Principal
Murray W. Huber, RM, Residential & Insurance Valuations Principal
Huber & Lamb Appraisal Group, Inc.

5556 Franklin Road

Nashville, TN 37027

Phone (615) 371-8575

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Jimmy.Lamb@HuberLamb.com

Murray.Huber@HuberLamb.com

HuberLamb.com

APPRAISAL EXPERIENCE

Property Type Experience

Residential

Single Family
Duplex Up to Four Family
Farms
Historic Homes
Large Personal Estates

Multi-Family

Apartments
HUD
FNMA DUS
Condominiums
Low Income Tax Credit
Section 8 Rent Comparability Studies

Land

Raw Land
Residential Subdivisions
Multi-tract Commercial Developments
Mixed-Use Land Developments

Specialty Properties

Hotels
Nursing Homes
Retirement Facilities
Self-Storage Facilities
Surgical Centers
Office Condominiums
Hospitals

Retail

Single Tenant Retail Buildings
Multi-tenant Strip Centers
Sub-Regional Malls
Regional Malls

Office

Single Tenant Buildings
Multi-tenant Suburban
Multi-tenant CBD
Medical Office Buildings

Industrial

Small Single Tenant Buildings
Up to 500,000 SF Single Tenant
Multi-tenant Buildings
Manufacturing Buildings

Residential Appraisals

Speculative Custom homes in all price ranges throughout the Middle Tennessee area.

County Areas:

- The following county areas are included in our residential appraisal assignment area:

Cheatham, Davidson, Dickson, Hickman, Maury, Robertson, Rutherford, Sumner, Williamson, Wilson

Appraisal Formats - Residential

- Conventional and FHA residential appraisals (includes: 1-4 family, condominiums, lots and special residential assignments.
- Narrative Residential Reports
- Custom Limited Reports

GENERAL REFERENCES

General References

- | | |
|---|---|
| 1) Robert Fidler
Deutsche Bank Berkshire Mortgage
Nashville, Tennessee
(615) 373-5050 | 9) Mike Gorney
Wexford Bancgroup, LLC
Nashville, Tennessee
(615) 301-8002 |
| 2) Jim McCoy
Appraisal Review
Citi Community Capital
Nashville, Tennessee
(615) 372-6141 | 10) Laura Tannen
SunTrust Bank
Nashville, Tennessee
(615) 507-7833 |
| 3) Cleo Stevenson
First Tennessee Bank
Memphis, Tennessee
(901) 523-4095 | 11) Ms. Amy Brown
First State Bank
Memphis, Tennessee
(731) 886-8854 |
| 4) Landon Liddy
Collateral Real Estate Capital
Birmingham, Alabama
(205) 978-1840 | 12) Eric Sanford
Pinnacle Bank
Vice President
Nashville, Tennessee
(615) 744-3741 |
| 5) Steve Kyles, MAI
Vice President
JPMorgan Chase Bank
Lexington, Kentucky
(859) 231-2818 | 13) Candace Wilson
GE Capital Business Asset Funding Corp.
Bellevue, Washington
(425) 450-5129 |
| 6) Eddie Gray
US Dept of HUD
Nashville, Tennessee
(615) 736-5748 Ext 2420 | 14) Christine Trice
Bank of Nashville
Nashville, Tennessee
(615) 271-2079 |
| 7) Ron Scuola
Metropolitan Funding Corporation
New York, NY
(212) 983-1523 | 15) Randy L. Burge
Bank of America Mortgage Capital
Greensboro, North Carolina
(336) 805-3436 |
| 8) Steve Curnutte
Financial Federal Savings Bank
Nashville, Tennessee
(615) 297-9770 | 16) Kathleen Plunkett
Prudential Mortgage Capital
McLean, Virginia
(703) 610-1302 |

General References

Attorney's

- 1) Mike Yopp
Waller, Lansden, Dortch & Davis
Phone: (615) 850-8815
- 2) John Baily
Bass, Berry & Sims
Phone: (615) 742-6203
- 3) Wallace W. (Wally) Dietz
Bass, Berry & Sims
Phone: (615) 742-6276
- 4) Rhea Bucy
Gullet, Sanford Robinson & Martin
Phone: (615) 244-4994
- 5) William L. (Bill) Norton
Boult, Cummings, Conners & Berry
Phone: (615) 252-2397
- 6) Bradley A. (Brad) MacLean
Stites & Harbison
Phone: (615) 782-2237
- 7) Jim Kelly
Neal & Harwell
Phone: (615) 244-1713

QUALIFICATIONS

SUMMARY OF QUALIFICATIONS

JAMES E. LAMB, MAI

Education

Attended the University of North Alabama, Fall 1977 through Spring 1979. Graduate of the University of Mississippi, BBA Banking and Finance, May, 1981; MBA Finance, August, 1982.

Professional Affiliations

The Appraisal Institute, The Volunteer State Chapter; MAI Designation - Certification No. 8254.

The National Association of Realtors, Member; local affiliation - Nashville Board of Realtors.

State Certifications

State of Tennessee Certified General Real Estate Appraiser - Licensee #CG-557

Accredited Appraisal Courses

The Appraisal Institute:

Course	101	Introduction to Appraising Real Property
Course	1A-1	Real Estate Appraisal Principles
Course	1A-2	Basic Valuation Procedures
Course	1B-A	Capitalization Theory and Techniques, Part A
Course	1B-B	Capitalization Theory and Techniques, Part B
Course	2-1	Case Studies In Real Estate Valuation
Course	2-2	Valuation Analysis and Report Writing
Course		Standard of Professional Practice, Part A
Course		Standard of Professional Practice, Part B
Course	510	Advanced Income Capitalization
Course	520	Highest & Best Use and Market Analysis
Course	600	Residential Income Capitalization
Seminar		Hazardous Materials in Real Property
Seminar		Persuasive Styles in Narrative Report Writing
Seminar		Advanced Income Capitalization Overview
Seminar		Appraisal of Retail Properties
Seminar		Income Valuation
Seminar		Appraisal Review - Income Properties
Seminar		Feasibility, Market Value, Investment Timing: Option Value

Other

Real Estate Principles
Real Estate Finance
Commercial and Investment Real Estate
Project Seminar
US Department of HUD's MAP Training Seminar

Summary of Qualifications

James E. Lamb, MAI

Professional Exchange to Foreign Countries

In 1993, participated as a delegate of People to People International's Citizen Ambassador Program - Real Estate Delegation to Russia and Lithuania. Discussions focused on the privatization of real estate in these countries as they converted real estate ownership from the government to the private sector. Issues specific to this process included real estate law fundamentals, real estate tax issues, real estate valuation and attracting foreign real estate investment.

Professional Experience

Appraisal experience includes retail, industrial, office, multi-family, mixed-use land developments and special-purpose properties. Special-purpose property assignments include hotels, manufacturing facilities, restaurants, right-of-ways and retirement facilities. Appraisals have been utilized for mortgage loans, eminent domain, feasibility analyses, gift and estate tax, and corporate management decisions.

Expert Witness

Qualified as an expert witness in several real estate court cases. Court appearances have been in Middle Tennessee, East Tennessee and West Tennessee federal bankruptcy courts. Also, Mr. Lamb has qualified as an expert in federal bankruptcy court in, Kentucky (Lexington), Pennsylvania (Philadelphia) and Georgia (Atlanta).

Mr. Lamb has appeared before an Administrative Judge for the State of Tennessee State Board of Equalization.

Employment History

Currently employed with Huber & Lamb Appraisal Group, Inc., and is a principal in the company. Mr. Lamb is the principal in charge of the commercial real estate division of the company and is the a managing partner of the firm.

Previously employed as Vice President and primary MAI with Dengel, Lamb & Huber prior to purchasing the assets and operations of DLH in October 1991.

Previously employed by a Dallas, Texas appraisal firm from March 1983 through June 1987 as a staff appraiser.

SUMMARY OF QUALIFICATIONS

MURRAY W. HUBER, RM, CRP

5556 Franklin Road, Ste 100, Nashville, TN 37220-2132 615-371-8575

Educational Background

University of Mississippi Oxford, Mississippi
Received BBA 1980

Memberships

Residential Member (RM) - Appraisal Institute
Certified Relocation Professional (CRP) - The Employee Relocation Council
State Certified Residential Real Estate Appraiser (License #CR - 530)
FHA Approved Appraiser
Rotary International - Bellevue Club - President (2000 and 2004)

Sample Accredited Appraisal Courses

Appraisal Institute	Valuation of Green Residential Properties
Appraisal Institute	1004 MC Forms
Appraisal Institute	Declining Markets
Appraisal Institute	Residential Design and Functional Utility
Appraisal Institute	National USPAP Update Course
Appraisal Institute	Business Practices and Ethics
ERC	Relocation Appraisal Training Program
Appraisal Institute	Residential Design and Utility
Appraisal Institute	Appraising from Blueprints
Appraisal Institute	Conservation Easement Appraisal
Appraisal Institute	Appraising Manufactured Housing
Appraisal Institute	Supporting Sales Comparison Grids Adjustments
Seminar Group	Eminent Domain in Tennessee
Appraisal Institute	The Appraiser as an Expert Witness: Preparations & Testimony

Experience

Actively involved in the real estate industry since 1979.

(Residential Appraiser)

Employed by Kuebel-Haffner and Associates as an appraiser on a full time basis from 1979 to 1980 (New Orleans, LA).

Employed by Kenneth A. Kuebel and Associates as a Vice President on a full-time basis from 1980 to 1988. Functions involved office management, appraiser staffing, client relations, review appraisal assignments, and specialized in foreclosure, third party, and custom home appraisals.

Two full years of intensive Savings and Loan takeover foreclosure appraisal work (primarily 1-4 family dwellings) under the direction of the Federal Savings and Loan Insurance Corporation (FSLIC). Five years of residential appraisal assignment experience for FANNIE MAE.

Employed with Dengel Appraisal Service, Inc., as the Managing Associate in charge of residential appraisal operations from 1988 - 1990.

Employed Vice President with Dengel, Lamb and Huber Real Estate Appraisers, Inc. from 1990 - 1991.

Currently a principal of Huber & Lamb Appraisal Group, Inc. A full service appraisal corporation involved in Commercial, Industrial and Residential Real Estate.

Scope of Appraisal Activity

Currently engaged in one to four family residential, small income properties, feasibility studies, land analysis, and condominium dwellings, being submitted for local lending and national lending, litigation cases and relocation purposes.

Insurance valuations for county, municipalities, utilities districts and school systems relating to real estate assets.

Appraisal Experience

Approved Fee Appraiser for the Following Clients:

Altair Relocation	Homegate Settlement Services
AmSouth Bank	Johnson Properties
Advantage Funding	Key Investment
AIG Federal Savings Bank	Kraft General Foods
Appraisal Management Company	LSI Relocation Solutions
Bank of Brentwood	Mink and Blair, Attorneys at Law
Bank of Green Hills	Navy Federal Credit Union
Bank of Nashville	Nashville Bank of Commerce
Bass, Berry & Sims, Attorneys at Law	Nissan Federal Credit Union
BB&T Mortgage	Nestle U.S.A., Glendale, CA
Beazer Mortgage	NRI Relocation
Bouldin & Bouldin Attorneys	Option One Mortgage
Cadence Bank	Paul Taylor & Associates, Inc.
Coldwell Banker	Pentagon Federal Credit Union
Colonial Mortgage Company	Pinnacle Financial
Countrywide Home Loans	Premier Bank of Brentwood
CRS Financial	Primacy Relocation

Cumberland Bank	Prudential Relocation Management
Capital Bank & Trust	Pulte Mortgage
Carmax Relocation	Regions Bank
CARTUS Relocation	Reliant Bank
Cendant Mortgage Co.	Savings of America Freeman-Webb
Century 21 Mortgage	Co
Charles Schwab	Sellers Financial Group
Chase Manhattan Mortgage Company	Signet Mortgage Corp
Cheatham State Bank	SIRVA Relocation
Citizens Bank Decatur Fed, Decatur, GA	SouthernLand Company
ERA	SouthTrust Bank
Fairfield Financial Associates	SouthTrust Mortgage.
Farmers and Merchants Bank	Standard Federal Savings Bank
Fannie Mae, Atlanta, GA	State Farm Insurance Co.
Franklin American Mortgage	Stokes & Bartholomew
Franklin National Bank	SunBanks, Inc.
Franklin National Mortgage	SunBelt Mortgage
Freeman-Webb Company	SunTrust Bank
Fidelity Relocation Fifth Third Bank	Tennessee Municipal League (TML)
Fifth Third Bank	The Bailey Law Firm
First Community Bank of Shelbyville	The Carter House Association
First Farmers and Merchants Bank	The Gates Rubber Co., Denver, CO
First Tennessee Bank	Toyota Federal Credit Union
First Union Mortgage	Universal Real Estate Inc
Fixed Fee Mortgage	US Bank
Franklin Special School District	US Relocation
Glaeser & Associates	UST Inc.
GMAC Mortgage	Wachovia Mortgage
GMAC Relocation	W. D. Schock Company
Habitat for Humanity	Weichart Financial
Harpeth Company	Western Relocation
Harpeth Utility District	Westfield Companies

Expert Witness

Qualified as an expert witness in real estate court cases. Court appearances have been in Middle Tennessee federal bankruptcy and circuit courts. Mr. Huber has appeared before an Administrative Judge for the State of Tennessee and The Assessment Appeals Commission of The State Board of Equalization as well as the Davidson County Board of Equalization.