

LEE PALLARDY, INC.
Real Estate – Appraiser, Broker & Consultant

LEE PALLARDY, MAI (1892-1967)
LEE PALLARDY, JR., MAI (1920-1987)
LEE F. PALLARDY, III, MAI STATE CERT. GEN. REA 0000121
JAMIE M. MYERS, MAI STATE CERT. GEN. REA 0000221
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DAVID M. TAULBEE, MAI STATE CERT. GEN. REA 0001435

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TAMPA, FLORIDA 33602-4906
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May 18, 2010

Health Professions Conferencing Corporation
c/o Mr. Stephen J. Mitchell, Partner
Squire, Sanders & Dempsey, L.L.P.
One Tampa City Center – 201 North Franklin Street; Suite 2100
Tampa, Florida 33602

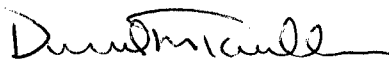
RE: Hart Lot - A 52,416 Square Foot Surface Parking Lot, together with
17,094 Square Feet of Air Rights; Situated within the block bounded by
South Franklin Street on the West, East Brorein Street on the South, South
Florida Avenue on the East, and the Ft. Brooke Garage on the North,
Tampa, Hillsborough County, Florida 33602
Owner, City of Tampa

Dear Mr. Mitchell:

Please find enclosed three copies of the appraisal of the above referenced parcel, together with an invoice for services. After you have had a chance to review the report, if you have any questions, please advise.

Respectfully yours,

LEE PALLARDY, INC.



David M. Taulbee, MAI
Vice President
State-Certified General Real Estate Appraiser RZ1435

DMT/LFP,III:jw

Enclosures

File #10-05-057

SUMMARY APPRAISAL REPORT

Of

HART LOT

A 52,416 Square Foot Surface Parking Lot Together with 17,094 Square Feet of Air Rights

Situated within the block bounded by South Franklin Street on the West,
East Brorein Street on the South, South Florida Avenue on the east,
and the Ft. Brooke Garage on the North
Tampa, Hillsborough County, Florida 33602

Owner

City of Tampa

At the Request of

Health Professions Conferencing Corporation
c/o Mr. Stephen J. Mitchell, Partner
Squire, Sanders & Dempsey, L.L.P.
One Tampa City Center – 201 North Franklin Street; Suite 2100
Tampa, Florida 33602

Prepared by

LEE PALLARDY, INC.
609 East Jackson Street, Suite 200
Tampa, Florida 33602-4906

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May 14, 2010

Health Professions Conferencing Corporation
c/o Mr. Stephen J. Mitchell, Partner
Squire, Sanders & Dempsey, L.L.P.
One Tampa City Center – 201 North Franklin Street; Suite 2100
Tampa, Florida 33602

RE: Hart Lot - A 52,416 Square Foot Surface Parking Lot, together with 17,094 Square Feet of Air Rights; Situated within the block bounded by South Franklin Street on the West, East Brorein Street on the South, South Florida Avenue on the East, and the Ft. Brooke Garage on the North, Tampa, Hillsborough County, Florida 33602
Owner, City of Tampa

Dear Mr. Mitchell:

In accordance with the Engagement Letter executed May 3, 2010, we have completed an appraisal on the referenced property for the purpose of estimating the market value.

The subject site, known as the Hart Lot, has been made available for acquisition and redevelopment by the City of Tampa and the Community Redevelopment Agency of the City of Tampa. In accordance with the Request for Proposals (RFP), “the City’s intent in the disposition of real property is to encourage the development of a medical, educational and simulation complex that could stimulate the development of other businesses pertaining to the medical technology industry.” In accordance with the Land Disposition Agreement within the RFP, the City of Tampa will not accept any proposals that offer less than the greater of the appraised value or \$3,100,000 with all transaction costs paid by the buyer. The site consists of the Main Development Parcel measuring 288’ x 182’ or 52,416 square feet, air rights over the Streetcar Easement to the west of the Main Parcel measuring 288’ x 28’ or 8,064 square feet, and air rights over the Ft. Brooke Garage Ingress/Egress Parcel measuring 43’ x 210’ or 9,030 square feet.

The subject is zoned Central Business District-2 by the City of Tampa. With City Council approval, potential uses include office, hotel, retail, and residential uses. Further identification of the property and discussion of pertinent valuation influences may be found within the body of the accompanying *Summary Appraisal Report*.

We have made a thorough inspection of the subject property and the surrounding neighborhood, focusing on development trends, land valuations, and land listings in downtown Tampa, the

Health Professions Conferencing Corporation
c/o Mr. Stephen J. Mitchell, Partner
Squire, Sanders & Dempsey, L.L.P.

- 2 -

May 14, 2010

neighboring Channelside District, and neighborhoods immediately surrounding downtown Tampa. After considering the physical and locational characteristics of the subject, current economic conditions, as well as other market data presented in this appraisal, we have concluded that the market value of the subject property, as of May 12, 2010, was:

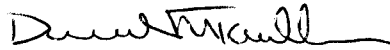
THREE MILLION ONE HUNDRED THOUSAND DOLLARS

(\$3,100,000)

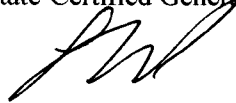
The following appraisal report presents the data and analyses used in arriving at the final estimate of market value, describes the reasoning process, and states the assumptions and limiting conditions that apply. This report is identified as a *Summary Appraisal Report*, prepared in accordance with Standards Rule 2-2(b) of the 2010-2011 Edition of the Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2010. It has been prepared in accordance with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The Standards of Professional Appraisal Practice of the Appraisal Institute include the Uniform Standards of Professional Appraisal Practice as set forth by the Appraisal Standards Board of the Appraisal Foundation. The value conclusion rendered herein were not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

Respectfully submitted,

LEE PALLARDY, INC.



David M. Taulbee, MAI
Vice President
State-Certified General Real Estate Appraiser RZ1435



Lee F. Pallardy, III, MAI
Chairman & Treasurer
State-Certified General Real Estate Appraiser RZ121

DMT/LFP,III;jw
Our File# 10-05-057

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AERIAL PHOTOGRAPH



SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection: May 12, 2010.

Date of Value: May 12, 2010.

Owner of Record: City of Tampa

Location: Situated within the block bounded by South Franklin Street on the West, East Brorein Street on the South, South Florida Avenue on the East, and the Ft. Brooke Garage on the North, Tampa, Hillsborough County, Florida 33602.

Folio No.: 193776.0000

Land Sizes

Main Development Parcel:	52,416 Sq.Ft.
Streetcar Easement Parcel:	8,084 Sq.Ft.
Ft. Brooke Garage Ingress/Egress Parcel:	<u>9,030</u> Sq.Ft.
Total Subject Property:	69,510 Sq.Ft.

Zoning: CBD-2, Central Business District - 2, by the City of Tampa.

Land Use Plan: CBD, Central Business District, according to the City of Tampa 2025 Comprehensive Plan Land Use Map, last revised February 9, 2009.

Property Rights Appraised: Fee simple estate associated with the Main Development Parcel plus air rights.

Current Use: Surface parking.

Highest and Best Use: Hold for future office or mixed-use development.

Market Value Estimate,
as of May 12, 2010: **\$3,100,000**

SCOPE OF WORK

Purpose and Date of Report

The purpose of this report was to estimate the market value of the subject, consisting of the fee simple estate in the Main Development Parcel measuring 52,416 square feet plus air rights associated with 17,094 square feet, as of May 12, 2010.

Property Rights Appraised

The unencumbered fee simple estate in the Main Development Parcel has been appraised together with air rights associated with the Ft. Brooke Garage Ingress/Egress Parcel measuring 9,030 square feet, and the Streetcar Easement Parcel measuring 8,064 square feet.

Definition of Fee Simple Estate

Ownership of a title in fee establishes the interest in property known as the fee simple estate—i.e., the *absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*¹

Definition of Air Rights

The right to undisturbed use and control of designated air space above a specific land area within stated elevations. Such rights may be acquired to construct a building above the land or building of another or to protect the light and air of an existing or proposed structure on an adjoining lot.²

Definition of Easement

An interest in real property that transfers use, but not ownership, of a portion of an owner's property. Access or right of way easements may be acquired by private parties or public utilities. Governments accept conservation, open space, and preservation easements on private property.³

Definition of Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

¹ *The Appraisal of Real Estate*, 13th Edition, Appraisal Institute, 2008, Page 111.

² *The Dictionary of Real Estate Appraisal*, Fourth Edition, 2002, Appraisal Institute, Page 9

³ *The Appraisal of Real Estate*, 13th Edition, Appraisal Institute, 2008, Page 117.

SCOPE OF WORK

(Continued)

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.⁴

Intended Use of Report

The appraisal will be used as evidence of market value for the potential acquisition of the subject property.

Intended User of Report

The intended users are the University of South Florida, Health Professions Conferencing Corporation, and Stephen Mitchell with the law firm of Squire, Sanders & Dempsey, L.L.P.

Appraisal Development and Reporting

The scope of an appraisal includes the extent of collecting, confirming, and reporting data. The appraisal development process included an inspection of the subject property and a review of the City of Tampa land use plan and zoning regulations to determine the development rights. We inspected the site on several occasions, and most recently on May 12, 2010. We have relied upon the City of Tampa Request for Proposal or RFP for the site dimensions and land area calculations. Should an updated survey prove the size to be materially inaccurate, we reserve the right to alter our value conclusion accordingly

The site, known as the Hart Lot, consists of 69,510 square feet, including 17,094 square feet in air rights. The subject is in use as a surface parking lot. The improvements have no contributory value except for an interim use serving surface parking. According to the City of Tampa Parking Division, the Hart Lot is improved with 150 parking spaces which rent for \$43.00 per month. There is currently a waiting list.

To estimate the market value, recent and dated land sales together with current land listings in downtown Tampa, the neighboring Channelside District, and the West Kennedy Boulevard

⁴ *The Appraisal of Real Estate*, 13th Edition, Appraisal Institute, 2008, Pages 24 and 25.

SCOPE OF WORK

(Continued)

corridor, just outside of downtown Tampa were considered and analyzed. We have also considered, analyzed, or confirmed rumored offers or pending contracts for land within the local market.

We have relied upon the Sales Comparison Approach method of valuation. Sources of information included the Database of Lee Pallardy, Inc., the Hillsborough County Property Appraiser's Website, Multiple Listing Service (MLS), Realtor websites, and discussions with brokers. During the development of this and other appraisals of land in downtown Tampa, the Channelside District, and the periphery of downtown Tampa, real estate brokers and knowledgeable market participants such as landowners were interviewed including Ted DeLaVergne with DeLaVergne & Company, Bruce Erhardt and Derek Pettigrew with Cushman & Wakefield, Ryan Samson with Eschenbaugh Land Company, Jason Accardi of Seven One Seven Parking, Jarib Rodriguez, with CB Richard Ellis, Kevin Platt with Smith & Associates, and others. We have also contacted property owners including lenders that have foreclosed and are in the process of listing property for sale.

Secondary sources of information include demographic information from the Hillsborough County Planning Commission and the University of Florida. We have endeavored to consider all factors that might have an effect on the marketability of the property.

NEIGHBORHOOD DATA

The subject property is situated in the southwest quadrant on the downtown Tampa Central Business District, and is closely associated with the neighboring Convention Center, two blocks south. The subject encumbers about one-half of the block bounded by South Franklin Street on the West, East Brorein Street on the South, South Florida Avenue on the East, and East Whiting Street on the North. This location is less than one-half block north of the elevated Selmon Crosstown Expressway.

South Franklin Street is a four-lane, two-way arterial road that originates two blocks north of the subject at the intersection of Whiting Street, and continues south onto Harbour Island. Continuing north of the subject, South Franklin Street becomes a pedestrian walkway known as The Esplanade, north of East Whiting Street, and continuing as a pedestrian street three (3) blocks north. South Florida Avenue is a three-lane, one-way arterial running north through the Central Business District. East Brorein Street is a three-lane, one-way arterial running west to the south of the Central Business District. Tampa's historic TECO Line Streetcar System is expanding north along South Franklin Street. The existing 2.4-mile system currently terminates at Dick Greco Plaza near the Tampa Convention Center and is being extended to Whiting Street, north of the subject. The extension broke ground on October 9, 2009, and is expected to be operational in late 2010.

The Selmon Crosstown Expressway and entrance and exit ramps are located southeast of the subject property at Morgan Street. The St. Petersburg Times Forum is located three blocks southeast of the subject on the east side of Morgan Street. The Marriott Hotel is located three blocks south at the southeast corner of Franklin and Ice Palace Drive. There is a 23-story, 360 room Embassy Suites hotel at the southwest corner of Florida and Platt Street, two blocks south of the subject. When completed in 2006, this is the first new hotel in downtown Tampa in six years. Embassy Suites has announced plans to add a 400-room tower over the existing parking structure, which would then increase the downtown hotel rooms to about 3,000.

The most recent completed developments in downtown Tampa are Novare-InTown's Element and Skypoint projects. Skypoint is located in the southwest corner of East Zack and South Tampa Streets. This was the first new residential condominium development in the Central Business District. Closings commenced in June 2007 and continue through today. Adjacent to the northeast of Skypoint is Novare-InTown's Element project. The Element, first conceived as residential condominiums, are now rental apartments. To the west of the Element is Novare-InTown's "Ashley" site. Tampa Electric Company (TECO), which originally sold the site to Novare in September 2006 for \$9.5 million (adjusted) or \$215.00 per square foot, purchased the block back for \$2.75 million or \$62.00 per square foot in a short sale approved by Novare's lender, M & I Bank. The original principal amount of the mortgage was \$5.7 million. To the north of that site is the Courtyard Marriott, one of the two (2) most recently constructed hotels in downtown Tampa.

On the north end of the Central Business District, along Franklin Street are new low-density, residential loft developments. Projects include The Residences of Franklin Street, an eight-story, 40-residential loft development, Franklin Street City Lofts, 4-story condominiums, and The Arlington, a residential over retail condominium development on the east side of North Franklin

NEIGHBORHOOD DATA

(Continued)

Street. West of Ashley Drive is the Tampa Performing Arts Theater and the new Tampa Museum of Art, and to the west of that is the Hillsborough River.

Curtis Hixon Waterfront Park is an 8-acre park located on Ashley Drive and runs along the east side of the Hillsborough River and includes the Great Lawn to accommodate performances, a dog run, a kiosk with restrooms, and a Pavilion building with restrooms. There are also two interactive fountains. A segment of the Riverwalk runs through the park connecting the David Straz Performing Arts Center to the Glazer Children's Museum and the Tampa Museum of Art.

The new Glazer Children's Museum is situated within the Waterfront Park off Ashley Drive. It is scheduled to open this year and contains 53,000 square feet. There are three (3) levels of exhibits containing 27,000 square feet and an open terrace, as well as a 5,000 square foot traveling exhibit hall.

The Tampa Bay History Center is located on the south side of Channelside Drive, just east of the St. Pete Times Forum. This 60,000-square-foot, waterfront building includes a three-story atrium, a Museum Store, a 1920's era cigar store, various exhibits detailing the Seminole history, local ranching history, shipping history and the Columbia Café serving some of its signature dishes.

The Central Business District is the second largest office market in Hillsborough County, following only the Westshore Business District. According to the January/February 2010 Office Building Study by the *Maddux Report* there are 12.24 million square feet in Westshore and 6.62 million square feet in downtown Tampa. The reported vacancy rate in downtown was 1.45 million square feet or 21.9%. The net quarterly absorption was minus 24,890 square feet and the trailing 12-month absorption was a minus 33,640 square feet. The weighted average rent is \$21.95 per square foot. The better Class "A" buildings are Bank of America Plaza, 100 North Tampa Street, and SunTrust Financial Center. Space in these Class "A" highrise structures is \$25.00 per square foot or less. Bank of America Plaza was constructed in 1985 and the other two buildings were constructed in 1992. The most recently developed Class "A" building in the downtown district is Two Harbour Place and rents in Two Harbour Place are \$24.00 per square foot. With the current land values and construction costs, rents would have to be in excess of \$30.00 per square foot to justify new construction and vacancy rates would have to be hovering around 5.0%. There is no demand for new speculative office space in the Central Business District.

There were less than 100 residential units in the Central Business District and the Channelside District prior to 2003. From 2003 to date, there have been over 2,000 units developed in the Channelside District alone. Many have failed and are being converted to rental properties. There is significant competition from projects in the Bayshore area, the Interbay area, and even the Ybor City neighborhood. No projects are moving forward, and there is no way to predict when new properties will be accepted by the market.

NEIGHBORHOOD DATA

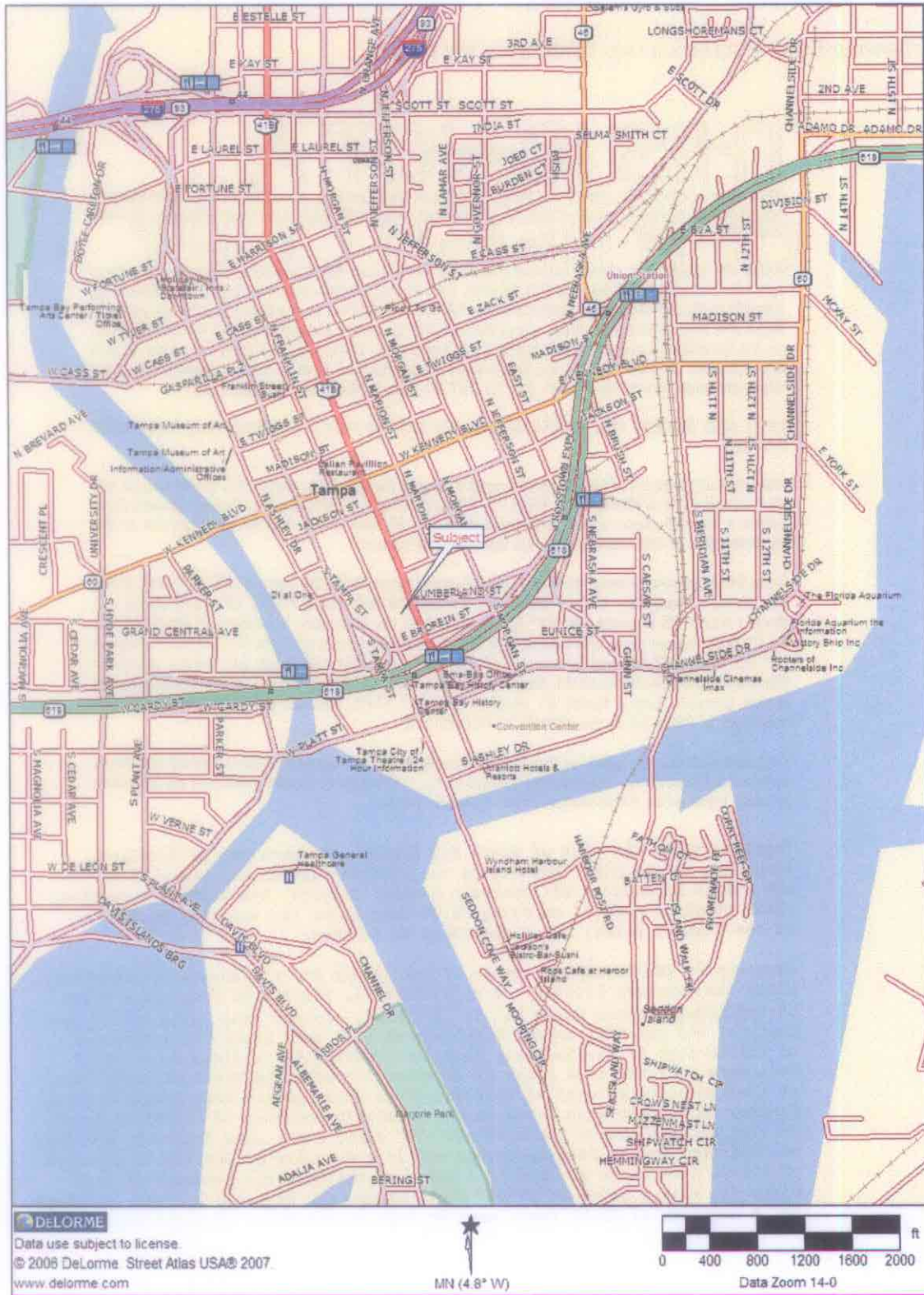
(Continued)

Land values in the Central Business District were fairly stable over the decade leading up to 2002/2003. Between 2003 and late 2005 market activity increased dramatically, and speculators drove land prices up from \$50.00 to over \$300.00 per square foot. However, in downtown Tampa, of the speculative land acquisitions, only two projects were ultimately developed; Novare's Element apartments and Skypoint residential condominiums. The remaining sites remain vacant and most are utilized for surface parking. The most notable project not moving forward is Trump Tower fronting the Hillsborough River. BB&T Bank (formerly Colonial Bank) has obtained title and the reported asking price is \$4.5 million, which is less than \$100.00 per square foot of land area. Land values are declining market-wide and in downtown Tampa, the three most recent land sales were at \$50.00, \$34.00, and \$61.00 per square foot; all purchased by the Accardi Brothers.

Two negative side-effects of the emergence of the Central Business District as a residential community, and more specifically acquisitions for residential development are increasing traffic and lack of parking. Traffic is already congested, especially when there are events at the Convention Center, the St. Pete Times Forum, and/or cruise ships arriving. Traffic is at the point where citizens of Harbour Island showed up in numbers to protest a proposed project in the southeast quadrant of Beneficial and Channelside Drives. The subject, which is improved with 150 surface parking spaces that rent for \$43.00 per month already has a waiting list, so once developed, the traffic will get worse, parking will get tighter, and parking rates may possible increase. At this time there are no plans by the City of Tampa to forestall an imminent parking problem.

To conclude, the once strong demand for land to support residential projects in the Central Business District has subsided. There have only been a few successful projects to date and many of the new projects are in jeopardy of foreclosure, in foreclosure, or have been foreclosed upon. Any transition to residential development has been overshadowed by the declining land market, glut of residential condominium inventory, mounting job losses, and national recession.

NEIGHBORHOOD MAP



PROPERTY DATA

Legal Description

The following legal description was taken from the RFP.

THIS IS NOT A
EXHIBIT "A"
CERTIFIED COPY

That part of Block 94, Hendry & Knight's Map of the Garrison, according to the plat thereof, as recorded in Plat Book 2, Page 73 of the Public Records of Hillsborough County, Florida, describe as follows:

From the Northwest corner of said Block 94, run thence Southeasterly, along the Westerly boundary of said Block 94, for 253.00 feet, for a Point of Beginning; run thence Northeasterly, parallel to the Northerly boundary of Block 94, for 211.00 feet to the Easterly boundary of said Block 94; thence Southeasterly, along the Easterly boundary of said Block 94 for 287.00 feet, to the Southeast corner thereof; thence Southwesterly, along the Southerly boundary of said Block 94, for 211.00 feet, to the Southwest corner thereof; thence Northwesterly, along the Westerly boundary of said Block 94, for 287.00 feet, to the Point of Beginning

LESS AND EXCEPT THE SURFACE AND AIR RIGHTS FOR THE FOLLOWING DESCRIBED PARCEL:

That part of Block 94 of Hendry and Knight's Map of the Garrison, according to the map or plat thereof recorded in Plat Book 2, Page 73, Public Records of Hillsborough County, Florida, lying below a vertical plane which is defined as being 25 feet above the existing ground at the highest point of this excepted parcel described as follows:

From the Northwest corner of said Block 94, run thence South 21 degrees 27' 50" East, along the Westerly boundary of said Block 94, for 253.00 feet, for a POINT OF BEGINNING; run thence North 68 degrees 34' 21" East, parallel to the Northerly boundary of Block 94, for 28.09 feet, thence along a line parallel to the Westerly boundary of Block 94, South 21 degrees 27' 50" East 287.00 feet to a point on the South boundary of Block 94; thence along the Southerly boundary of Block 94, South 68 degrees 34' 21" West, 28.09 feet to the Southwest corner thereof, thence North 21 degrees 27' 50" West, 287.00 feet along the Westerly boundary of Block 94 to the POINT OF BEGINNING

Together with the air rights for that less or parcel lying above a vertical plane which is defined as being 25 feet above the existing ground at the highest point of this excepted parcel which is being retained by Hillsborough Area Regional Transit

Together with That part of Block 94, Hendry & Knights Map of Garrison, according to the plat thereof, as recorded in Plat Book 2, Page 73 of the Public Records of Hillsborough County, Florida, lying above a vertical plane which is defined as being 30.00 feet above the existing grade at the highest point, being described as follows:

Commence at the Northwest corner of said Block 94, run thence Southeasterly, along the Westerly boundary of said Block 94, for 253.00 feet, to a Point of Beginning; thence North 68° 34' 21" East, along a line lying 253.00 feet South of and parallel to the North boundary of said block 94, a distance of 211.00 feet to the Easterly boundary of Block 94, a distance of 43.07 feet more or less, to a point of intersection with the vertical projection of the third floor level of that structure known as the Fort Brooke Parking Garage, said point also being on the Southerly boundary of said Fort Brooke Parking Garage; thence South 68° 29' 08" West, along said Southerly boundary of said Fort Brooke Parking Garage and it's Westerly projection, a distance of 211.01 feet, more or less to a point on the Easterly boundary of said Block 94; thence South 21° 27' 50" East, along said Westerly boundary of Block 94, a distance of 43.07 feet, more or less to the Point of Beginning.

CF/af

PROPERTY DATA

(Continued)

Real Estate Assessment and Taxes

The Hillsborough County Property Appraiser's Office assesses the subject property for real estate tax purposes. The 2009 assessment information is summarized in the following table. Being City-owned, the site is tax-exempt.

2009 Real Estate Assessment and Taxes			
Folio #	Land Area (Sq.Ft.)*	Total Assessment	2009 Gross Taxes
193776.0000	60,557	\$2,983,955	- 0 -
* - Land area as indicated by the Property Appraiser.			

The land is assessed at \$40.54 per square foot and the improvements are assessed at \$44,550.00.

History of Subject Property

The property is owned by the City of Tampa. There have been no arm's-length sales over the three (3) years preceding the effective date of value.

The subject site, known as the Hart Lot, has been made available for acquisition and redevelopment by the City of Tampa and the Community Redevelopment Agency of the City of Tampa. In accordance with the RFP, "the City's intent in the disposition of real property is to encourage the development of a medical, educational and simulation complex that could stimulate the development of other businesses pertaining to the medical technology industry." In accordance with the Land Disposition Agreement within the RFP, the City of Tampa will not accept any proposals that offer less than the greater of the appraised value or \$3,100,000 with all transaction costs paid by the buyer.

SITE DATA

To describe the subject, we have relied upon the RFP and legal description. Should a survey prove the land area to be materially inaccurate, we reserve the right to alter our value conclusion accordingly.

Size and Dimensions

The Main Development Parcel measures 288' x 192' or 52,416 square feet fronting the north side of East Brorein Street and the west side of South Florida Avenue. The Streetcar Easement Parcel measures 28' x 288' or 8,064 square feet and is adjacent to the west of the Main Parcel and east of South Franklin Street. The Ft. Brooke Garage Ingress/Egress Parcel is adjacent to the north of the Main Parcel and measures 43' x 210' or 9,030 square feet. The Ingress/Egress Parcel generally aligns with the East Cumberland Avenue right-of-way to the east of South Florida Avenue.

In accordance with the legal description, the air rights are defined as being 25' above the existing ground at the highest point.

Access

Unless provided by an easement over the Streetcar Easement parcel or Ft. Brooke Garage Ingress/Egress Parcel, when developed, the Main Development Parcel should be accessible from South Florida Avenue and/or East Brorein Street.

Topography & Drainage

The subject is generally level, sloping gradually in a west/northwest direction following the natural terrain of the site. The site is assumed to have adequate stormwater drainage.

Zoning

The subject is zoned CBD-2, Central Business District – 2, by the City of Tampa. The purpose of the Central Business District zoning classification is to implement the goals of the Tampa Central Business Land Use Policy Plan, a component of the future land use element of the 2015 comprehensive plan. The CBD district consists of two subdistricts: CBD-1 and CBD-2. The CBD-2 zoning subdistrict is appropriate for CBD projects in areas with high-rise structures. The zoning does not have a height restriction, but the height is restricted by FAA regulations and subject to site plan approval by the City Council. The FAA approved a height of 625 feet on a nearby parcel in 2004.

There is an approved DRI in the Central Business District that is Ordinance #2004-296. This DRI is valid until 2015.

SITE DATA

(Continued)

Land Use Plan

In accordance with the City of Tampa 2025 Comprehensive Plan Land Use Map, last revised February 9, 2009, the subject is in the CBD land use plan is used to encourage and maintain the development of Tampa's central core as the principal governmental, financial, commercial, convention and entertainment center of Hillsborough County through continued improvement in its accessibility, appearance, utilization, and facilities. Permitted uses include mixed use developments, office uses, public assembly facilities, cultural and educational facilities, hotels, motels, entertainment, retail uses, and high density residential uses. Individual developments of 120 feet in height or less are permitted in the Central Business District. Projects greater than 120 feet can be permitted upon site plan review and urban design review.

Flood Zone

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Panel #12057C 0354H, effective August 28, 2008, the subject is located in Flood Zone "X", an area of minimal flooding.

Utilities

The subject is serviced with City of Tampa utilities. Electricity is provided by Tampa Electric Company and telephone service is provided by Verizon Florida, Inc.

Environmental Concerns

We did not notice anything to indicate there is any soil or groundwater contamination nor are we aware of any adverse environmental conditions affecting the subject. There has been some contamination in the Central Business District, but we can make no warranties with regard to unknown contamination beyond the area of our expertise as appraisers. This appraisal and the value estimate herein are specifically contingent upon there being no soil or groundwater contamination. Interested parties are urged to obtain an environmental audit and necessary studies to confirm environmental conditions prior to acquiring an interest in the subject.

Easements/Encroachments

We are not aware of any easements nor encroachments adversely affecting the use, marketability, or value of the subject and the value estimate herein is specifically the unencumbered fee simple value in the Main Development Parcel plus air rights.

SITE DATA

(Continued)

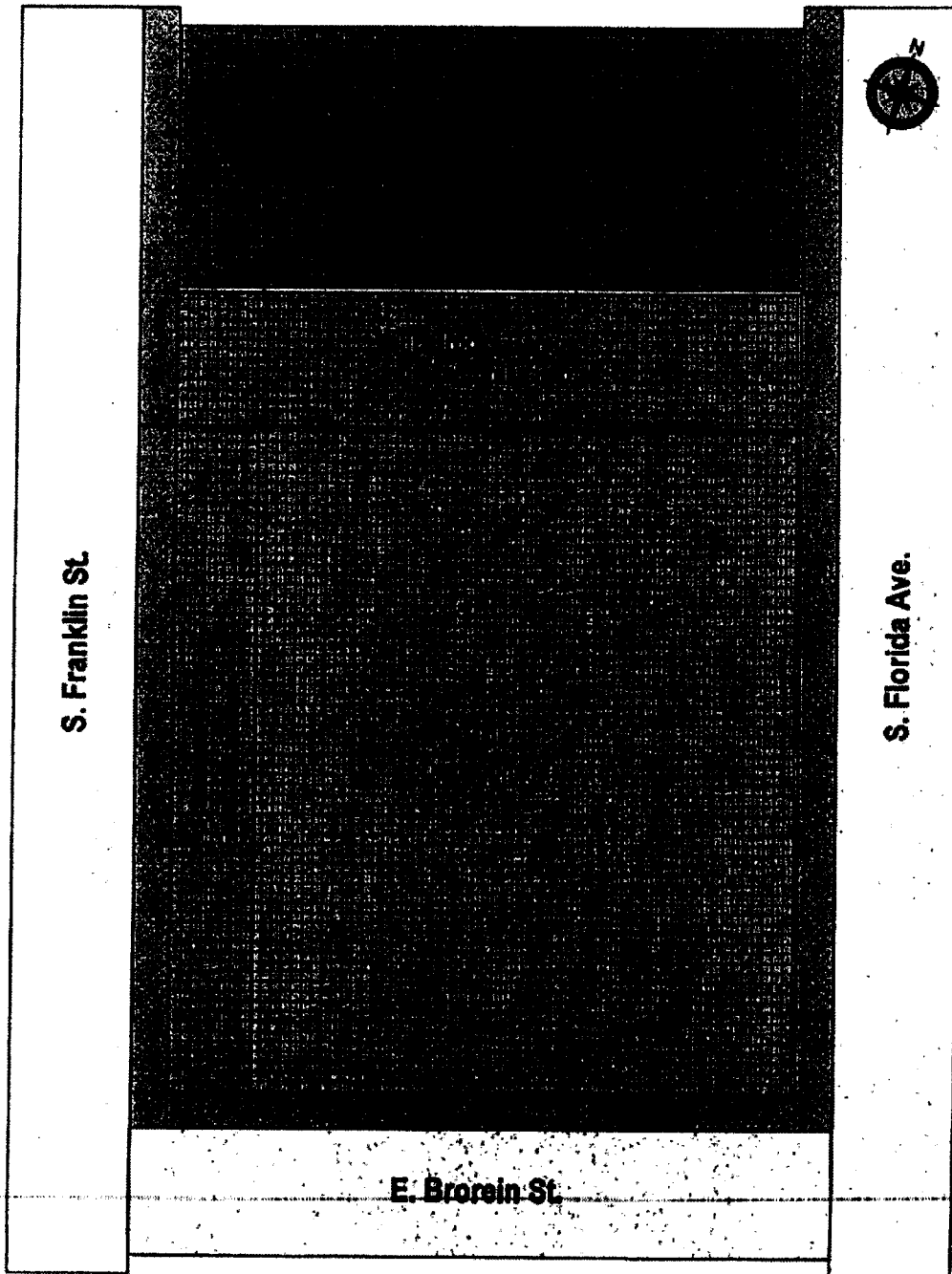
Improvements

The site improvements, which have no long-term contributory value, and are utilized for surface parking include asphalt paving, concrete wheel stops, a movable parking attendant structure, and a fully automated pay-and-display pay station. The parking spaces are enforced seven (7) days per week. The Hart Lot is improved with 150 parking spaces, reserved for \$43.00 per month, Monday through Friday and on an hourly basis in the evening and weekends.

Ft. Brooke Development Assemblage
(Taken from the RFP)

Exhibit "B" Ft. Brooke Development Assemblage

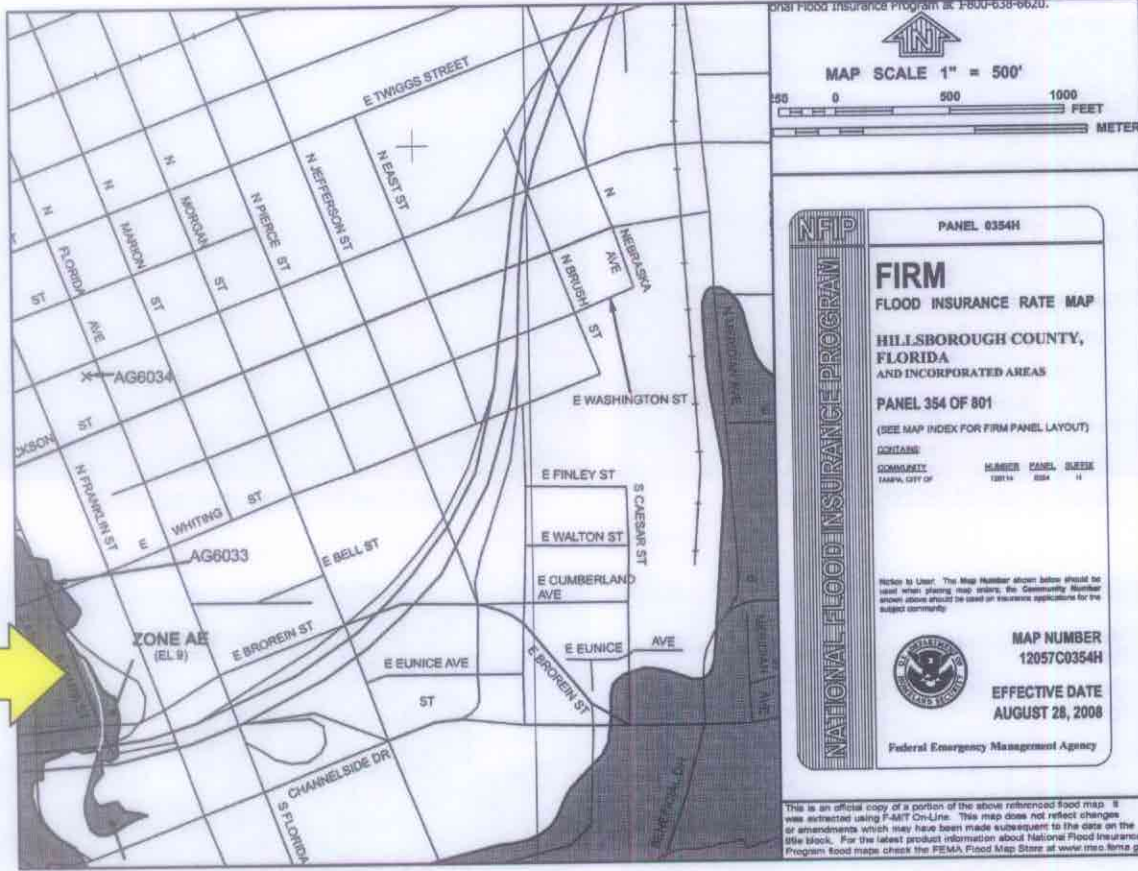
	N/S	EW	Area
Main Parcel	288	182	52,416 sf
Streetcar Easement	288	28	8,064 sf
Ingress / Egress	43	210	9,030 sf
Total Frontage / Area	331	210	69,510 sf



PLAT/AERIAL MAP



FLOOD MAP



SUBJECT →

NATIONAL FLOOD INSURANCE PROGRAM Act 1-800-638-6620.

MAP SCALE 1" = 500'

0 500 1000
FEET

0 500 1000
METER

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0354H

FIRM
FLOOD INSURANCE RATE MAP

HILLSBOROUGH COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 354 OF 801
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SHEET
TAMPA, CITY OF	12057C	0354H	11

Notes to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
12057C0354H

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using P-AMT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.fema.gov

SUBJECT PHOTOGRAPHS



South Franklin Street looking north



South Franklin Street looking south



East Brorein Street looking east



East Brorein Street looking west



South Florida Avenue looking north



South Florida Avenue looking south

SITE DATA

(Continued)



Main Development Parcel looking northwest from South Florida Avenue



Main Development Parcel looking northeast from southwest property boundary



Ft. Brooke Garage Ingress/Egress Parcel looking west from South Florida Avenue



Ft. Brooke Garage Ingress/Egress Parcel looking east from South Franklin Street



Streetcar Easement parcel and west side of Main Development Parcel looking south

HIGHEST AND BEST USE

The Highest and Best Use may be defined as “*the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, and financially feasible, and that results in the highest value*”.⁵

The determination of the highest and best use results from the appraiser’s judgment and analytical skills, i.e.; the determination of highest and best use is an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use is the premise upon which value is based.

To determine the highest and best use of a particular property, attention must be given to physical and legal characteristics, as well as economic feasibility. The appraiser must consider the underlying land as if vacant and available for development, as well as the property as currently improved or proposed for development.

The highest and best use must be legally permissible, physically possible, financially feasible, and maximally productive.

The subject site consists of fee simple rights to the Main Development Parcel measuring 52,416 square feet or 1.20 acres of land bordered by South Florida Avenue on the east, East Brorein Street on the south, the Streetcar Easement Parcel to the west, which fronts South Franklin Street, and the City-owned Ft. Brooke Garage to the north, together with 17,094 square feet of air rights above 25 feet. The Main Development Parcel is accessible from the west side of South Florida Avenue. The subject site, known as the Hart Lot, is owned by the City of Tampa and is utilized for surface parking. The Hart Lot is improved with 150 parking spaces which rent for \$43.00 per month, Monday through Friday, and on an hourly basis in the evenings, and on the weekends. The Main Development Parcel is physically suited for any number of uses allowed by the zoning and land use, while the air rights would support a cantilevered structure from about three (3) stories up.

The subject is zoned CBD-2. The CBD-2 is a site-specific district with no height restriction. The FAA governs the height restriction and they have allowed projects up to 625 feet in this area of downtown Tampa. City Council in some cases will limit the height restriction for no reason other than personal preference. There is a DRI in the Central Business District and there are 3,500 approved hotel units, 850,000 square feet of retail space, 4.0 million square feet of office, and 6,000 residential units available. The DRI was approved in 2004. The newest hotel project is the 360-room Embassy Suites on South Florida Avenue. There has been no new office or retail developments that apply to the DRI. There is a trade-off mechanism that basically allows approximately three (3) residential units for every 1,000 square feet of office. There are substantial development entitlements available and the primary legal uses include residential condominiums, hotels, office buildings, or retail.

The big question in the Highest and Best Use is the financially feasible and maximally productive uses. The downtown Tampa and neighboring Channelside land markets experienced historic valuation increases between 2002 and early to mid-2006, but in mid to late 2006, the

⁵ *The Appraisal of Real Estate*, 13th Edition, 2008, Appraisal Institute, Pages 277 & 278.

HIGHEST AND BEST USE

(Continued)

multi-family residential market began to deteriorate, which was followed by a deterioration in most other real estate markets including office, retail, and industrial. At this time, no development of any type, with the possible exception of an owner-occupied office building is feasible. In downtown Tampa, the former Maas Brothers block bounded by Zack, Tampa, Franklin, and Twiggs Streets was purchased by Cliff Levy and the Accardi Brothers (Maas 18, LLC) in December 2009 for \$2.7 million or \$61.22 per square foot. The seller, 610 Franklin Condominiums, LLC (Wood Partners) purchased the block in March 2006 for \$11.0 million or \$249.43 per square foot. Wood Partners was planning to construct a 33-story building with an average unit size just under 900 square feet. The site is approved for 500 multi-family condominium units and 14,500 square feet of ground floor retail space. The Accardi Brothers anticipate a 5 to 10-year holding period with hopes of reselling the property some day for \$250.00 per square foot. In the interim, the block will be utilized for surface parking in an effort to offset holding costs.

The only buyer of land in downtown Tampa has been the Accardi Brothers, which own and operate Seven One Seven Parking. The Accardi Brothers have been bullish on downtown Tampa but their willingness to buy additional land at any price is waning. The Accardi Brothers will utilize land purchases for daily and monthly surface parking, but at the prices they have paid, it is doubtful there is a sufficient return on the recent acquisitions. Parking revenue will help offset holding costs until market conditions return and the land can be sold at a profit. This however could take 10 years or more.

Another example of the market deterioration is Ken Morin's West End development bounded by North Oregon Avenue on the east, North B Street on the south, North Fremont on the west, and North Cypress Street on the north, west of downtown Tampa. Morin Development Group, in the name of MDG Acquisitions, LLC and Logan Disposition assembled the West End Development site, which was variously improved with industrial uses in early 2006, for about \$18.0 million or over \$31.00 per square foot. In July, 2009, the lender, Fifth Third Bank, agreed to a short sale of the property to Hyde Park Realty Group, LLC (Ron Hockman and George Peterson) for \$5.8 million or \$10.32 per square foot, based on our calculation of the remaining land area. The loan balance was reportedly \$20.0 million and with Morin's loan being "satisfied", Fifth Third Bank lost about \$14.2 million in the short sale. Fifth Third Bank provided Hyde Park Realty Group 100% financing, but will refuse to forward any money for new development. Audrey Hurst with Fifth Third Bank represented that the short sale consisted of 16.0 acres, as opposed to 12.9 acres, which would indicate a sale price of only \$8.32 per square foot.

Also west of downtown, South Boulevard Holdings purchased a 1.904-acre block situated on the east side of South Boulevard between West Azele and West Horatio Streets in Hyde Park in August 2005 for \$4,735,000, or \$57.10 per square foot. The parcel was purchased for the development of a 65-unit condominium project including a three-story parking structure. Development never commenced and the site was sold to Horizon Bay Hyde Park, LLC in October 2009 for \$3,400,000, or \$41.00 per square foot. Horizon Bay Retirement Living, a national seniors housing operator has commenced construction on a 153,000 square foot, 6-story, independent and assisted-living facility with 136 units and a range of services and amenities. In a *Gulf Coast Business Review* news article dated November 12, 2009, Greg Iglehart with Horizon

HIGHEST AND BEST USE

(Continued)

Bay reports that the last independent and assisted living facility developed in Tampa was 18 years ago.

The Accardi purchase, West End short sale, and Horizon Bay development are three (3) examples are recent resales, illustrating declining market values. With the exception of the South Boulevard property, these properties were acquired in anticipation of a lengthy holding period.

The residential condominium market bubble has burst and but for one or two exceptions, all of the projects completed to date, excluding Skypoint, The Element, which during construction was converted from a condominium project to a rental development, and the Slade, which was recently completed in the Channelside District, are bankrupt, nearing bankruptcy, and/or foreclosed on due to the lack of sales. There is virtually no available financing for new projects, regardless of pre-leasing or pre-sales. As a result, there is no market for residential condominium land in downtown Tampa nor the Channelside District. This is not to say that there will not be demand in the future, but it may take five (5) years or more to absorb the existing inventory and for price increases to support new construction. There is also an abundance of vacant ground floor retail space. In our opinion the subject location does not lend itself to retail uses, although there are a few restaurants and bars nearby that service the Convention Center and St. Pete Times Forum events. The market for retail space in the Central Business District has been poor. The Shoppes at Channelside are forever experiencing occupancy problems and recently, several restaurant tenants were ordered to vacate due to lease defaults (rent payment). Other retail space scattered throughout downtown Tampa has met with moderate success. In our opinion, there will have to be substantially more residential construction before there is demand for additional retail.

That basically leaves the use to professional offices. Currently, a single-tenant use would be much more feasible than a multi-tenant use given declining occupancy (negative absorption) and declining rents market-wide. In 2007, Trammel Crow announced plans to construct a 20-story, 450,000 square foot Class "A" office building called Prime Meridian Center on Channelside Drive, just east of the St. Pete Times Forum. Prime Meridian Center would have been the first new high rise office building in downtown Tampa since 1992. Trammel Crow no longer has the site under contract and it is highly unlikely that this project will be developed within the next several years.

All things considered, it is our opinion that the highest and best use is a one or two-tenant, owner-occupied office building. In the interim, the highest and best use would be to land bank the site for use as surface parking.

METHOD OF VALUATION

The valuation of vacant commercial land is typically undertaken by the Sales Comparison Approach. The application of the Sales Comparison Approach produces a valuation estimate for the subject by comparing it with similar sites that have sold recently in the same or competitive neighborhoods together with an analysis of any pending contracts or current listings. The sale prices of comparable properties, pending contracts, and listings tend to set the range in value in which the subject property will fall, when reduced to an appropriate unit of comparison.

SALES COMPARISON APPROACH

The Sales Comparison Approach involves a detailed comparison of the subject property with similar properties, which have recently sold in the same or competitive markets. This approach is based primarily on the “Principle of Substitution” which states:

“When several commodities or services with substantially the same utility are available, the lower price attracts the greatest demand and widest distribution”.

In other words, a prudent investor/purchaser would not pay more to acquire a given property in the market, considering that an alternative property may be purchased for less.

The five basic steps in this analysis are listed below.

1. Research the market to obtain information on sale transactions, listings and offers to purchase or sell properties that are similar to the subject property in terms of characteristics such as property type, date of sale, size, location, and zoning.
2. Verify the information by confirming that the data obtained is factually accurate and that the transactions reflect “arm’s length” market considerations. Verifications may also elicit additional information about the market.
3. Select relevant units of comparison (e.g., income multipliers or dollars per acre or per square foot) and develop a comparative analysis for each unit.
4. Compare the subject property and comparable sale properties using the elements of comparison and adjust the sale price of each comparable appropriately, *or* eliminate the property as a comparable.
5. Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of values. In an imprecise market subject to varying occupancies and economies, a range of values may be a better conclusion than a single value estimate.⁶

⁶

The Appraisal of Real Estate, 13th Edition, The Appraisal Institute, 2008, Pages 301 & 302.

SALES COMPARISON APPROACH

(Continued)

Outlined on the following pages are the comparable sales that are considered to best represent the market value of the subject property. We have analyzed these sales on a price per square foot multiple, as this is the method generally used by most market participants in analyzing and valuing commercial land.

SALES COMPARISON APPROACH

COMPARABLE LAND SALES

Comparable Land Sale No. 5924

O.R. Book/Page:	19631/0341
County:	Hillsborough
Grantor:	610 Franklin Condominiums, LLC (Wood Partners)
Grantee:	Maas 18, LLC (Cliff Levy and Accardi Brothers)
Date of Transaction:	December 15, 2009
Date of Inspection:	January 6, 2009
Parcel Size:	44,100 square feet, or 1.012 acres.
Sales Price:	\$2,700,000
Unit Price:	\$61.22 per square foot
Type of Instrument:	Special Warranty Deed
Location:	Block bounded by Zack, Tampa, Franklin and Twiggs Streets, Tampa, Hillsborough County, Florida.
Legal Description:	Lots 1, 2, 3 and 4, Block 45, GENERAL MAP OF TAMPA, Plat Book 1, Page 7, Public Records of Hillsborough County, Florida.
Section/Township/Range:	24/29/18
Zoning/Land Use:	CBD-2 (Central Business District-2) / CBD (Central Business District) by City of Tampa.
Present Use:	Formerly improved with Maas Brothers retail store and 2-story retail building, previously occupied by CDB Pizza (vacant since 2007).
Highest and Best Use:	Mixed-use multi-family and retail development
Condition of Transaction:	Arm's length

SALES COMPARISON APPROACH

COMPARABLE LAND SALES

(Continued)

Comparable Land Sale No. 5924 (Continued)

Financing: Cash to seller.

Encumbrances: Typical utility easements.

Improvements: None.

Utilities: All public utilities and municipal services available.

Verified By: David M. Taulbee, with Jason Accardi, 717 Parking (228-7722) and Derek Pettigrew with Cushman and Wakefield (223-6300) on January 6, 2010

Motivation of Parties:

Seller: Disposition at market price.

Buyer: Downtown land investment with interim surface parking.

Cash Equivalency: \$2,700,000

Parcel Number: 193445.0000

Comments:

This is the most recent sale of the former Maas Brothers block, which has been acquired by Cliff Levy and the Accardi Brothers, owner operators of 717 Parking as a long-term downtown investment. The Accardi Brothers will utilize the block for surface parking in hopes of successfully reselling it in the future at a significant profit.

Wood Partners (610 Franklin Condominiums, LLC) had previously purchased the block in March 2006 for \$11.0 million or \$249.43 per square foot of land area. The information on the sale was confirmed with David Thompson, the Tampa Manager for Wood Partners on March 1, 2006 by Lee Pallardy. Prior to closing, the site was rezoned from CBD-1 to CBD-2 allowing for 500 multiple-family condominium units and 14,500 square feet of ground floor retail space. Wood Partners was planning to construct a 33-story structure. The sale price also equated to \$21,401 per planned unit, including one unit allocated per 1,000 square feet of retail space. The planned density was about 508 units per acre. According to Mr. Thompson, the units would average just under 900 square feet each, with asking prices averaging \$300,000 or about \$333.00 per square foot.

Prior to the sale to 610 Franklin Condominiums, LLC, the property was assembled in two parcels by 610 Franklin, LLC. One of the properties had been on the market for about a year, and the other property was part of a foreclosure and had only been available for about a month.

SALES COMPARISON APPROACH

COMPARABLE LAND SALES

(Continued)

Comparable Land Sale No. 5924 (Continued)

The Maas Brothers block improvements included three buildings that had a combined 200,000 to 205,000 square feet. The former Maas Brothers was constructed in 1866.

SALES COMPARISON APPROACH

COMPARABLE LAND SALES

(Continued)

Comparable Land Sale No. 5795

O.R. Book/Page:	19543/1374
County:	Hillsborough
Grantor:	So Boulevard Holdings, Ltd.
Grantee:	Horizon Bay Hyde Park, LLC
Date of Transaction:	October 29, 2009
Date of Inspection:	January 4, 2010
Parcel Size:	82,924 square feet, or 1.904 acres.
Sales Price:	\$3,400,000
Unit Price:	\$41.00 per square foot
Type of Instrument:	Special Warranty Deed
Location:	East side of South Boulevard between West Azeele and West Horatio Streets, south of West Kennedy Boulevard, within the Hyde Park District of Tampa, Hillsborough County, Florida.
Legal Description:	Too lengthy for reproduction herein.
Section/Township/Range:	24/29/18
Zoning/Land Use:	R-O-1, (Residential Office District) / Residential-35, by City of Tampa.
Present Use:	Vacant land with some old pavement.
Highest and Best Use:	Mixed-use multi-family and retail development
Condition of Transaction:	Arm's length

SALES COMPARISON APPROACH

COMPARABLE LAND SALES

(Continued)

Comparable Land Sale No. 5795 (Continued)

Financing: Cash to seller.

Encumbrances: Typical utility easements.

Improvements: None.

Utilities: All public utilities and municipal services available.

Verified By: James M. Talley, Jr., with Mr. Kevin Platt, (813) 389-3800 on July 8, 2009

Motivation of Parties:
Seller: Disposition at market price.
Buyer: Purchase for investment.

Cash Equivalency: \$3,400,000

Parcel Number: 194291.0000, 194294.0000, 194295.0000, and 194296.0000

Comments:

This is the sale of a former planned multi-family condominium project. Horizon Bay Hyde Park, LLC purchased the site for the development of an adult living facility (ALF). Construction commenced in December 2009. Horizon Bay Retirement Living, a national seniors housing operator has commenced construction on a 153,000 square foot, 6-story, independent and assisted-living facility with 136 units and a range of services and amenities. In a *Gulf Coast Business Review* news article dated November 12, 2009, Greg Iglehart with Horizon Bay reports that the last independent and assisted living facility developed in Tampa was 18 years ago.

This property has an irregular shape (mostly rectangular), situated on the east side of South Boulevard between West Azele Street and West Horatio Street in Hyde Park and adjacent to the north of Gorrie Elementary School. The property has 387.84 feet of frontage along the south side of West Azele Street, 256 feet of frontage along the east side of South Boulevard, 260 feet of frontage along the north side of West Horatio Street, and 128 feet of frontage along the west side of South Brevard Avenue.

SALES COMPARISON APPROACH

COMPARABLE LAND SALES

(Continued)

Comparable Land Sale No. 5795 (Continued)

South Boulevard is a four-lane, undivided road at this location. According to the most recent traffic count, the average daily volume along South Boulevard at this location was 8,533 vehicles. This segment of South Boulevard has a daily capacity of 22,800 vehicles. West Azeele Street, West Horatio Street, and South Brevard Avenue are all two-lane, local streets with no significant traffic volume at this location.

The seller, So. Boulevard Holdings, Ltd. previously purchased the property in October 2005 from Lumsden Groves, Inc. for \$4,735,000, or \$57.10 per square foot of land area. They were planning to construct a 65-unit townhome/condominium project before the multi-family market deteriorated. The plan was to construct a seven-story structure including two or three stories of parking.

SALES COMPARISON APPROACH

COMPARABLE LAND SALES

(Continued)

Comparable Land Sale No. 6018

O.R. Book/Page:	19307/1331
County:	Hillsborough
Grantor:	Tampa Ashley Block, LLC (Novare Intown Tampa Development Company)
Grantee:	TECO Properties Corporation
Date of Transaction:	June 9, 2009
Date of Inspection:	May 12, 2010
Parcel Size:	44,100 square feet; or 1.012 acres.
Sales Price:	\$2,750,000
Unit Price:	\$62.36 per square foot
Type of Instrument:	Warranty deed
Location:	Downtown Tampa block bounded by East Polk Street on the south, North Ashley Drive on the west, East Cass Street on the north, and North Tampa Street on the east, Tampa, Hillsborough County, Florida.
Legal Description:	Lots 1, 2, 3 and 4, in Block 25, GENERAL MAP OF TAMPA, according to the map or plat thereof recorded in Plat Book 1, Page 7, of the Public Records of Hillsborough County, Florida.
Section/Township/Range:	24/29/18
Zoning/Land Use:	CBD-2, Central Business District – 2 / CBD Land Use District, by the City of Tampa /
Present Use:	Surface parking lot
Highest and Best Use:	Land bank until economic conditions improve then develop the site with offices or a mixed-use development.
Condition of Transaction:	See Comments.

SALES COMPARISON APPROACH

COMPARABLE LAND SALES

(Continued)

Comparable Land Sale No. 6018 (Continued)

Financing: Cash to seller.

Encumbrances: None known that would impact sale price.

Improvements: None.

Utilities: All public utilities and municipal services available.

Verified By: Lee Pallardy, in May, 2010.

Motivation of Parties:
Seller: Liquidate investment.
Buyer: Long-term land investment with interim parking use.

Cash Equivalency: \$2,750,000

Parcel Number: 193360.0000

Comments:

This is the sale of Novare-Intown's "Ashley" site. Tampa Electric Company (TECO) originally sold the site to Novare in September 2006 for \$7.5 million. However, including a long-term parking agreement within the planned parking structure, the actual purchase price was about \$9.5 million or \$215.00 per square foot. Novare-Intown Development was planning to develop the block with a 30+ story, 380+ unit condominium development with ground floor retail space and a parking structure or a hotel. The parking agreement required Novare to construct and sell 190 parking spaces to TECO Properties for a price of \$1,470,000 or \$7,737 per space. According to Kyle Brock of Novare, this agreement was in a way to defer the acquisition of the land by some \$2.0 million. Basically, the difference between constructing 190 parking spaces and the \$1,470,000 sale price to TECO is \$2.0 million, which Mr. Brock attributes to the acquisition of the land. Novare believed the underlying land was actually worth \$9.5 million. If you allocate a percentage of the parking spaces to the underlying land, the "cost" to Novare is actually more than \$9.5 million. In our estimation, the parking spaces would have represented some 7% of the planned development, resulting in an "adjusted" land area of 41,013 square feet. At \$9.5 million, this would equate to \$231.63 per square foot of adjusted land area.

TECO purchased the site back in June 2009 for \$2.75 million or about \$62.00 per square foot in a short sale approved by Novare's lender, M & I Bank. The city block is catty-corner to the northwest of TECO Plaza. The original principal amount of the mortgage was \$5.7 million. Even though this was an approved short sale, the sale should not be categorized as "arm's-length" since TECO was perhaps the only buyer and the prior transaction was already subject to a parking agreement.

SALES COMPARISON APPROACH

COMPARABLE LAND SALES

(Continued)

Comparable Land Sale No. 5747

O.R. Book/Page:	19011/0190
County:	Hillsborough
Grantor:	Union Station Tampa, LLC (Newman Realty Group)
Grantee:	Accardi Properties, LLC (Accardi Brothers - Seven One Seven Parking)
Date of Transaction:	December 12, 2008
Date of Inspection:	April 20, 2009
Parcel Size:	100,972 square feet, or 2.318 acres, with 604 feet of frontage on Twiggs Street
Sales Price:	\$5,032,600
Unit Price:	\$49.84 per square foot
Type of Instrument:	Special Warranty Deed
Location:	845-911 East Twiggs Street; situated on the north side of East Twiggs Street between North Jefferson and North Nebraska Avenues, adjacent to the east of the Hillsborough County Court house, Tampa, Hillsborough County, Florida.
Legal Description:	A parcel in Section 23, Township 29 South, Range 18 East, Hillsborough County. Complete legal too lengthy for reproduction herein.
Section/Township/Range:	23/29/18
Zoning/Land Use:	CBD-2 (Central Business District-2) / CBD (Central Business District) by City of Tampa.
Present Use:	Surface parking
Highest and Best Use:	Future offices
Condition of Transaction:	Arm's length

SALES COMPARISON APPROACH

COMPARABLE LAND SALES

(Continued)

Comparable Land Sale No. 5747 (Continued)

Financing: Cash to seller.

Encumbrances: Typical utility easements.

Improvements: None.

Utilities: All public utilities and municipal services available.

Verified By: Lee F. Pallardy, III, with Jason Accardi (228-7722) on April 21, 2009

Motivation of Parties:

Seller: Disposition at market price.

Buyer: Downtown land investment with interim surface parking.

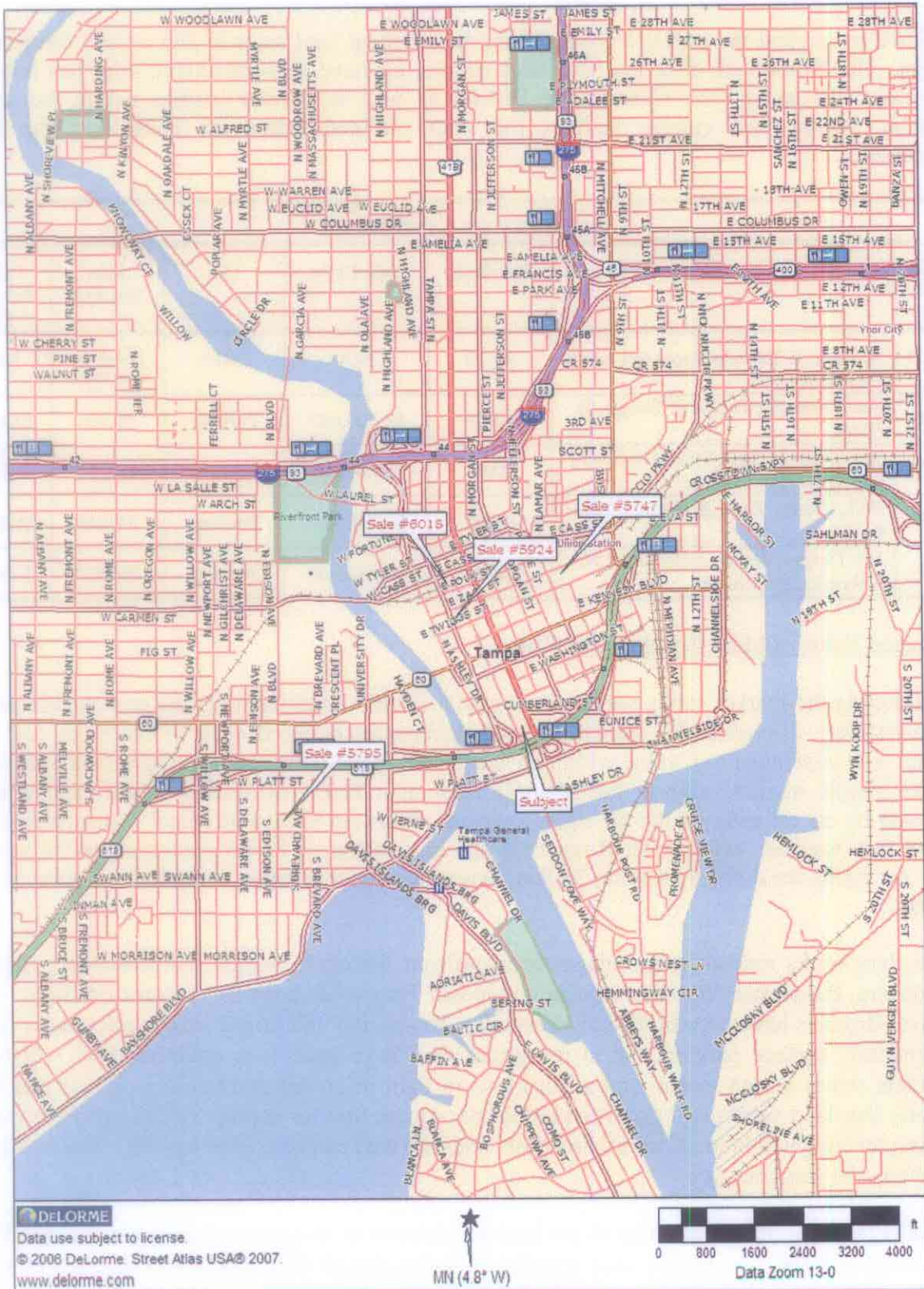
Cash Equivalency: \$5,032,600

Parcel Number: 185200.0000; 185201.0000; 185202.0000; 185192.0000;
185193.0000; 185199.0000; 185189.0000; 185190.0000;
185191.0000; 185180.0000; 185195.0000; 185196.0000;
185197.0000; 185186.0000; 185205.0000; 185207.0000;
185208.0000; & 185209.0000

Comments:

This is the sale of 2.318 contiguous acres of land situated on the north side of East Twiggs Street between North Jefferson and North Nebraska Avenues and adjacent to the east of the Hillsborough County Court House in downtown Tampa. The Accardi Brothers purchased the site as a long-term investment and for interim surface parking. The parcel was being utilized for parking prior to the sale.

COMPARABLE SALES MAP



SALES COMPARISON APPROACH

Analysis of Sales

We have researched the public records for the most recent land sales in and around downtown Tampa. Due to the lack of recent land sales nearby, we have also considered sales just outside downtown Tampa and the Channelside District as well as current listings within the same markets. Other than current listings, the sales outlined below are considered the best comparables.

SUMMARY OF LAND SALES						
Sale #	Location	Sale Date	Sale Price	Use	Size (Sq.Ft.)	Price Per Sq. Ft.
Subject	NW/cor. E. Brorein Street and North Florida Avenue	05/10	N/A	Office	52,416 + air rights	N/A
5924	Zack, Franklin Tampa & Twiggs St. Block	12/09	\$2,700,000	Parking	44,100	\$61.22
5795	Southeast quadrant South Boulevard and West Azeele Street	10/09	\$3,400,000	ALF	82,924	\$41.00
6018	Polk, Ashley, Cass, & North Tampa St. Block	06/09	\$2,750,000	Parking	44,100	\$62.36
5747	N/s Twiggs, Bet. N. Jefferson & N. Nebraska, Downtown	12/08	\$5,032,600	Parking	100,972	\$49.84

Estimated Value of Main Development Parcel

In estimating the market value, we have not made specific adjustments to the comparable sales, but narratively discussed the similarities and differences between each of the sales and the subject, and concluded to a value within an acceptable range indicated. We have first estimated the fee simple market value in the Main Development Parcel measuring 52,416 square feet, followed by an estimate of the air rights over the Streetcar Easement parcel measuring 8,064 square feet, together with the Ft. Brooke Garage Ingress/Egress Parcel measuring 9,030 square feet. Air rights are defined as being 25 feet above the existing ground at the highest point of the parcel.

Other than banks marketing mortgages at significant discounts, which will ultimately require foreclosure, the primary buyer of land in downtown Tampa has been the Accardi Brothers. The Accardi Brothers have been bullish on downtown Tampa and will utilize land purchases for daily and monthly surface parking, but at the prices they have paid, it is doubtful there will be a sufficient return on the recent land acquisitions in light of anticipated holding periods and it is unlikely that land values will go over \$100.00 per square foot for another five (5) years or more. Parking revenue will help offset holding costs until the land can be sold at a profit. This however could take 10 years or more.

Sale #5924 is one of the two most recent land acquisitions in downtown Tampa since **Sale #5747** in December 2008. The buyers were actually the same, though **Sale #5924** was acquired by Cliff Levy and the Accardi Brothers. The \$2,700,000 sale price equates to \$61.22 per square foot, which is actually higher than **Sale #5747** at \$49.84 per square foot and the September 2008 sale

SALES COMPARISON APPROACH

(Continued)

of 11,025 square feet in downtown for \$33.56 per square foot. Although the Maas Brothers block, as it is known, is regarded as one of the prime development sites in downtown Tampa, we believe the subject is a better location. The Accardi Brothers will actually benefit by parking the site, but ignoring the benefits of parking revenue, while assuming that the block will be worth \$100.00 per square foot in five years with a 25% annual return requirement, indicates a value of only \$33.00 per square foot today while a prospective value of \$250.00 per square foot in 10 years and a 25% return indicates a present value of only \$27.00 per square foot. The property has a similar zoning developable density as the subject Main Development parcel, but developers may prefer the subject location over the Maas Brothers block.

Sale #5795 was discussed in the Highest and Best Use section of this report illustrating the declining value of land, but a “user” acquisition nonetheless. This is the sale of a 1.904-acre block situated on the east side of South Boulevard between West Azeele and West Horatio Streets within the Hyde Park District, south of the subject. Horizon Bay Hyde Park, LLC purchased the site in October 2009 for \$3,400,000 or \$41.00 per square foot for the development of a 136-unit adult living facility. The site had been purchased by the seller at the height of the market in August 2005 for \$4,735,000 or \$57.10 per square foot. The sellers were planning to develop a 65-unit condominium project, but the residential market deteriorated rapidly and the site was listed for sale. This property has a triple corner location, in the heart of Hyde Park. The visibility is fairly good, along the east side of South Boulevard. The other adjoining roads at this location are two-lane local streets with no significant traffic volume. All other things being equal, sites of a larger size tend to sell for less on a per unit basis than sites of a smaller size. In this instance, the sale property is nearly 60% larger than the subject Main Development Parcel, perhaps warranting an upward adjustment for size. In terms of development potential and current market conditions, the location is superior to the subject within Hyde Park. The sale represents an acquisition by an immediate user who was able to obtain construction financing for a use that will most likely meet with good demand as opposed to some form of mixed-use speculative development, which will require a lengthy holding period.

Sale #6018 is Novare-InTown’s “Ashley” site. The block is bounded by North Tampa Street on the east, East Polk Street on the south, North Ashley Drive on the west, and East Cass Street on the north. Tampa Electric Company (TECO) originally sold the site to Novare in September 2006 for \$9.5 million or \$215.00 per square foot, subject to a long-term parking agreement, TECO purchased the site back in June 2009 for \$2.75 million or about \$62.00 per square foot in a short sale approved by Novare’s lender, M & I Bank. The original principal amount of the mortgage was \$5.7 million. This was not an “arm’s-length” transaction and did not meet the definition of a market sale. Some market participants familiar with downtown land pricing believe TECO overpaid for the property, but in our opinion they were the only potential buyer given the location in relation to TECO Plaza and the underlying parking agreement. The parking agreement would have prevented most buyers from purchasing the property because they would have had to replace the parking and assign TECO a large number of parking spaces in any future development.

Sale #5747 is the Accardi Brothers’ December 2008 acquisition of the 2.318-acre surface parking lot adjacent to the east of the Hillsborough County Courthouse in downtown Tampa. The

SALES COMPARISON APPROACH

(Continued)

\$5,032,600 sale price equates to \$49.84 per square foot. During confirmation of this sale, Jason Accardi confirmed that the Accardi Brothers were no longer actively pursuing land in downtown Tampa and had no interest in acquiring land in the Channelside District. That is until acquiring **Sale #5924**. The Accardi Brothers, in the name of Seven One Seven Parking are operating a parking business on the site. This downtown location is superior to the subject for parking but inferior for future development and an upward adjustment for size would be necessary.

In December 2009, the City of Tampa purchased 20,125 square feet or a 0.46-acre vacant parcel of land at the southwest corner of East Washington Street and North 12th Street within the Channelside District for \$804,900 or \$40.00 per square foot. The site represents the northerly portion of a 1.98-acre site which Novarre had assembled in two transactions recorded in January 2006 and February 2008 for a combined \$3,374,100 or an average of \$39.13 per square foot. The site had been listed for sale by Mr. Erhardt for \$7.3 million or \$85.00 per square foot. The city will utilize the site as a park serving the residents of the Channelside District.

Another recent downtown Tampa real estate transaction was the sale of the Gold Bank Building at 601 North Ashley Drive. The block is bounded by North Ashley Drive on the west, East Zack Street on the north, East Twiggs Street on the south, and North Tampa Street on the east. In July 2005, Novarre-Intown Development Company purchased the property as a long-term land investment for \$7.0 million. With 41,540 square feet of land area, the sale equated to \$168.51 per square foot of land area. Until redevelopment, holding costs would be offset by net income generated by the 60,000 square foot office building, which was originally constructed in 1929 but completely renovated in 1998. Ashley – 601, Inc. purchased the property in December 2009 for \$4,100,000 or \$98.70 per square foot of land area and about \$68.33 per square foot of building area.

In November 2009, Tampa General Hospital, in the name of Florida Health Sciences Center, Inc., acquired the block bounded by West Kennedy Boulevard on the north, South Magnolia Avenue on the east, West Cleveland Street on the south, and South Brevard Avenue on the west. At the time of sale, the site was improved with a 48,600 square foot building formerly occupied by Bryn Allen Studios. The block measures 109,494 square feet. The purchase price was \$5,700,300 or \$52.06 per square foot of land area and \$117.29 per square foot of building area. Tampa General Hospital will reportedly invest between \$1.5 and \$2.0 million in interior renovations or about \$31.00 to \$41.00 per square foot of building area. Tampa General is also planning to construct a structured parking garage. In our estimation, the building and site improvements, at the time of sale, may have been worth \$40.00 to \$50.00 per square foot to Tampa General, or about \$2,000,000. The purchase price allocated to the land would equate to \$3,700,300 (\$5,700,300 - \$2,000,000) or \$34.00 (rounded) per square foot of land area. An upward adjustment for size in comparison with the subject would be required.

On the south side of West Kennedy Boulevard, between South Rome and South Packwood Avenues, west of downtown, is the 2.24-acre Italiano block. Titled in the name of KRP Commercial, LLC, the block was assembled between December 2003 and December 2005 for \$1.15 million or nearly \$12.00 per square foot. The site was planned for a 90,000 square foot Home Builder's headquarters office building, but the deal never materialized. According to Linda Schalck representing the Italianos, an offer of \$16.00 per square foot or about \$1.56

SALES COMPARISON APPROACH

(Continued)

million was turned down about six or seven months ago. The informal asking price is about \$38.00 per square foot, though Ms. Schalck indicated that the Italianos would take less depending upon the terms of the deal. We were informed by a confidential source that the Italianos would consider an offer in the range of \$20.00 per square foot, but this does not seem to be the case following discussions with Ms. Schalck. An upward adjustment for size would be required in comparison to the subject. The Italianos also own about five (5) acres of contiguous land in the Channelside District, opposite the Towers of Channelside, in the northwest quadrant of Channelside Drive and Meridian Avenue. The site was formerly proposed for the 02 residential condominium development, and formerly rumored to be under contract to Trammel Crow for \$70.00 per square foot. Trammel Crow was proposing to develop Prime Meridian Center, a "green building" which would have represented the first major new office building constructed in downtown Tampa since 1992. The contract with Trammel Crow has fallen through, but Ms. Schalck represents that the site is back under contract to a confidential buyer with a long-term due diligence period. At this time, there is no formal nor informal asking price and neither this site nor the Kennedy site have broker representation.

Also west of downtown, on the south side of West Kennedy Boulevard between South Brevard and South Fielding Avenues, is the 722 West Kennedy, LLC (Wood Partners) property. In a joint venture, Wood Partners and Equity Residential acquired the 2.514-acre block in February 2006 for \$8,300,000 or \$75.80 per square foot. At the time, the owner, Gator of Florida, Inc. reportedly had three (3) other offers between \$8.0 and \$8.3 million. Wood Partners was planning to construct 346 condominium units together with 5,000 square feet of ground floor retail space within an 8-story structure. The plans fell through and Equity Residential has acquired sole interest in the property and is currently entertaining offers with a minimum asking price of \$5.0 million or \$45.66 per square foot. According to Jim Kelly, Vice President of Development with Equity Residential, offers of \$3.5 million or \$32.87 per square foot and \$4.0 million or \$36.53 per square foot have been rejected. It is hard for us to believe that an offer of even \$3.5 million would not be considered in light of current market conditions.

One of the most prominent developments in the Channelside District is the Towers of Channelside Condominiums. Adjacent to the Towers is a new, three-story professional office building situated at the northeast corner of Beneficial Drive and Channelside Drive. North of the Towers, at the northeast corner of South Meridian Avenue and East Cumberland Avenue, Westbay City Homes, LLC (Sembler Development) acquired a total of 5.8 acres in multiple transactions totaling nearly \$14.25 million. The land was proposed for a residential condominium known as Seaboard Square. Sembler had postponed development due to market conditions. Regions Bank, the mortgage holder, acquired title to the property in June 2009. Eschenbaugh Land Company has the land listed for \$35.00 per square foot of land area. Mr. Erhardt believes the land is only worth \$6.0 million or slightly under \$25.00 per square foot. Mr. Pettigrew, on behalf of a Publix developer, offered \$12.00 per square foot for the site which was rejected by Regions Bank. Publix is rumored to be interested in locating a grocery store in the neighborhood and is willing to pay up to \$1,000,000 for land, which is equivalent to about \$23.00 per square foot, but they only need about 2.5 acres. Ryan Sampson with Eschenbaugh indicated that there are one or two users interested in the site, but not the entire 5.8 acres. Since

SALES COMPARISON APPROACH

(Continued)

Regions is unwilling to subdivide the site, it will be difficult to locate an investor willing to pay cash for the entire 5.8 acres and then assume the risk of subdividing.

Perhaps the most notable downtown project was Trump Tower in the southwest quadrant, fronting the Hillsborough River. Colonial Bank (now BB&T Bank) foreclosed on the land and a contract with confidential terms recently fell through. According to Robert Moreyra with Forge Capital Partners, who is marketing the asset, the list price on this downtown waterfront land is \$4.5 million or about \$80.00 per square foot.

Based on all available market information, including sales, listings, and discussions with knowledgeable real estate brokers, we have estimated the fee simple market value of the subject Main Development Parcel at \$55.00 to \$60.00 per square foot. The market value is correlated as follows:

52,416 Square Feet @ \$55.00 Per Square Foot = \$2,882,880

52,416 Square Feet @ \$60.00 Per Square Foot = \$3,144,960

Air Rights Valuation of Streetcar Easement and Ft. Brooke Garage Ingress/Egress Parcels

Market information is very limited regarding air right transactions, and ultimately, the valuations of the air rights is based substantially on our experience and opinion as to how the market would value air rights under current market conditions. One thing for certain, there is no shortage of land in the downtown Central Business District nor sites with high-density zoning. In other words, it is not absolutely necessary to occupy the air rights over City of Tampa property in order to make a potential development feasible. With that said, we estimated the fee simple market value of the Main Development Parcel at \$55.00 to \$60.00 per square foot, which includes the entire "bundle of rights" associated with a fee simple valuation. The air rights lack the "bundle of rights". As a result, the value of the air right parcels is significantly less than the Main Development Parcel on a per unit basis.

The subject air rights are not unique in downtown Tampa. There are several instances where office buildings occupy a certain amount of air space over City of Tampa property, including cantilevered structures. For example, Park Tower, at the northeast corner of Kennedy Boulevard and Ashley Drive, has the parking garage cantilevered over a portion of the sidewalk, as do M & I Bank Plaza, the Grandoff Building, and The Franklin Exchange. Bank of American Plaza, at the southwest corner of Kennedy Boulevard and North Tampa Street has one skybridge spanning East Jackson Street to a parking structure and another spanning North Tampa Street to a separate parking structure. Tampa City Center, at the southeast corner of Jackson Street and Franklin Street has two skybridges; one extending west over the Franklin Street Esplanade linking with the Hyatt Hotel and the other over East Washington Street, which is actually closed and in use for surface parking, linking with the City of Tampa Ft. Brooke Garage.

There have been no recent sales of air rights in downtown Tampa. In an effort to develop a valuation for the subject air rights, we also investigated recent air rights sale activity in downtown Orlando, and we confirmed through two (2) colleagues that there have been none

SALES COMPARISON APPROACH

(Continued)

there either. Over time, one or two private developers have acquired air rights in downtown Tampa, while the City of Tampa has acquired and sold air rights. One particular sale is summarized in the following paragraph.

In October 1989, CSX Transportation sold the City of Tampa air rights 27 feet above ground level where the CSX Railroad right-of-way runs underneath the Poe Parking Garage. The site measured 22,677 square feet with 51.05 feet of frontage along North Ashley Drive and 438.97 feet of frontage along Polk Street (formerly known as Gasparilla Plaza Street). At the time, the site was zoned C-HR, High Rise Commercial District, but was rezoned as CBD-1, and designated as a Cultural Arts district by the City in October 1989. The sale negotiations were based on the previous C-HR zoning classification. The \$1,025,000 sale price equated to \$45.20 per square foot. Prior to the sale, the site was leased by the City of Tampa. At the time of this sale, land valuations in downtown Tampa ranged from \$80.00 to over \$100.00 per square foot. It is interesting to note that downtown land was worth more 21 years ago than today, and even back then the office vacancy rate in downtown Tampa, though declining at the time, was over 10%.

As stated, there is no shortage of vacant development land in downtown Tampa, and as the market continues to soften, it is quite possible that other sites and entire blocks previously acquired for high-density residential development will be available for sale; some out of foreclosure. As a result of the zoning, which allows high-rise structures with no height restrictions, but for FAA regulations, and a density which would more than likely exceed what would potentially be constructed in the subject location, there is limited marketability for the subject air rights under current market conditions. It is our opinion that any increased density associated with the air right parcels is inherently available under the CBD-2 zoning on the Main Development Parcel. In light of current market conditions, it is our opinion that any additional value associated with the air right parcels is included in the per square foot multiple associated with the Main Development Parcel valuation, and so, we have correlated to the upper end of the indicated value range at \$3,100,000 (rounded).

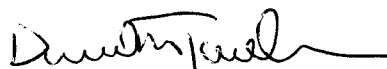
After considering the physical and locational characteristics of the subject, current economic conditions, as well as other market data presented in this appraisal, we have concluded that the market value of the property, as of May 12, 2010 was:

Estimated Market Value, as of May 12, 2010:	\$3,100,000
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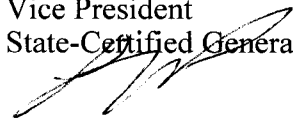
CERTIFICATE

We, the Undersigned, do hereby certify to be best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include *Uniform Standards of Professional Appraisal Practice*.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. We have made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person or persons signing this certification.
11. As of the date of this report, we have completed the continuing education program of the Appraisal Institute.
12. We have not previously appraised this property in the three (3) years prior to this assignment.



David M. Taulbee, MAI
Vice President
State-Certified General Real Estate Appraiser RZ1435



Lee F. Pallardy, III, MAI
Chairman & Treasurer
State-Certified General Real Estate Appraiser RZ121

ASSUMPTIONS AND LIMITING CONDITIONS

The certification of the Appraiser(s) appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser(s) in the report.

1. The Appraiser(s) assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser(s) render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under competent ownership and capable management.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser(s) has made no survey of the property. The land area has been calculated from available surveys and public maps. The legal description, as given herein, is assumed to correctly set out the boundary lines of the property.
3. The Appraiser(s) is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser(s) assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser(s) assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates and opinions furnished to the Appraiser(s), and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the Appraiser(s) for accuracy of such items furnished the Appraiser(s) can assume no responsibility.
7. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, radon gas, toxic waste, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

ASSUMPTIONS & LIMITING CONDITIONS

(Continued)

8. The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission.

Special Assumptions

To describe the subject site, we have relied upon the RFP and legal description. Should a survey prove the land area to be materially inaccurate, we reserve the right to alter our value conclusion accordingly.

QUALIFICATIONS OF APPRAISER

DAVID M. TAULBEE, MAI

1987 - University of Florida - Bachelor of Science, Business Administration

1983 - Lake Howell High School, Winter Park, Florida

Employment History: Lee Pallardy, Inc., Tampa, Florida, March 2000 to Present, Vice President

Lee Pallardy, Inc., Tampa, Florida, April 1995 to February, 2000, Senior Appraiser

Keystone Consulting Group, Inc., Tampa, Florida, from May 1992 to April 1995, Senior Consultant and Manager

R/E Marketing Consultants, Inc., Tampa, Florida, from September 1987 to May 1992, Associate Appraiser

Andrew Santangini, Jr., MAI, Gainesville, Florida from January 1986 to April 1986, College Internship

Experience: Analysis and appraisal of residential, commercial, industrial and special purpose properties, including golf courses and country clubs, marinas, subdivisions, multifamily developments, adult living facilities, shopping centers, office buildings, warehouses, mill buildings, and vacant land. Experience also includes discounted cash flow analysis, leasehold and leased fee interests, highest and best use studies, investment analysis, and other similar assignments.

Education Completed: Appraisal Institute Courses:

Course 1A-1 - Principles of Real Estate Appraisal, by Exam

Course 1B-A - Capitalization Theory and Techniques Part A

Course 1A-2 - Basic Valuation Procedures, by Exam

Course 2-1 - Case Studies in Real Estate Valuation

Course 2-3 - Standards of Professional Practice

Course 1B-B - Capitalization Theory and Techniques Part B

Course 2-2 - Report Writing and Valuation Analysis

Course 411 - Land Valuation Assignments

Course ACE #0007086 - Rates & Ratios

Course 550 - Advanced Applications

Course 2-2 - Report Writing and Valuation Analysis

Course 400 - Standards and Ethics for Professionals

The Emerging Market: Valuation for Financial Reporting Purposes

Appraiser's Complete Review

Comprehensive Examination (February, 1996)

Course 720 - Condemnation Appraising Advanced Topics (August, 2000)

Continuing Education and Seminars:

Florida State Law Update for Appraisers (February 2008)

Condominiums, Co-ops, and PUD's (August 2007)

New Technologies for Real Estate Appraisers (November 2006)

Inverse Condemnation (August 2006)

Scope of Work and the New USPAP Requirements (June 2006)

Market Analysis and the Site to Do Business (June 2006)

Case Studies in Commercial Highest and Best Use (September 2005)

Florida State Law Update for Appraisers (September 2005)

The Valuation of Wetlands (September 2004)

QUALIFICATIONS OF APPRAISER

DAVID M. TAULBEE, MAI

(Continued)

Continuing Education and Seminars: (Continued)

Mark-to-Market Valuation for Financial Reporting (September 2003)
Rates and Ratios (September 2003)
Land Valuation Assignments (February 2003)
Analyzing Commercial Lease Clauses (November 2002)
Core Law, USPAP Review (November 2002)
Government & Public Relations Chapter Forum (November 2002)
Standards of Professional Practice, Part C (October 2002)
How to Evaluate the Ugly House (September 2002)
Creative Cost Techniques for Residential Appraisers (September 2002)

Expert Witness: Qualified – Hillsborough & Pinellas County Courts; Federal Bankruptcy Court

Licenses, Affiliations, and Appointments:

Member, Appraisal Institute (MAI)
Appraisal Institute Relief Foundation Board Member – 2006 to Current
President – West Coast Florida Chapter – Appraisal Institute - 2006
Secretary – West Coast Florida Chapter – Appraisal Institute - 2005
Treasurer - West Coast Florida Chapter – Appraisal Institute – 2004
Region X Representative - West Coast Florida Chapter - Appraisal Institute –
(2000/2001)
Leadership Development & Advisory Council (Appraisal Institute) 2000 – 2001
Washington D.C.
Real Estate Broker - State of Florida
State-Certified General Real Estate Appraiser #0001435
Real Estate Investment Council (REIC)
University of Florida - Real Estate Round Table

Summary of Clients and Property Types Appraised

Clients

AmSouth Bank
Benderson Development
Central Bank of Tampa
City of Tampa Real Estate Department
Department of Environmental Protection
First Commercial Bank of Tampa
First Union Capital Markets Group-CREF
Florida Power Corporation
Foley & Lardner
Fowler, White
Hillsborough County Real Estate Department
Huntington National Bank
Mercantile Bank
Bank of America f/k/a NationsBank
Platinum Bank
Shoptaw James
SouthTrust Bank
Southwest Florida Water Management District
The Bank of Tampa

Property Types

All types of vacant land
Anchored Shopping Centers
Apartment Complexes
Churches
Daycare Facilities
Golf Courses
Mini-Storage Facilities
Restaurants
Retail Centers
Service Centers
Single-Tenant & Multi-Tenant Office Buildings
Subdivisions
Warehouse Facilities

QUALIFICATIONS OF APPRAISER

LEE F. PALLARDY, III, MAI

1973 - Honors Graduate, University of Notre Dame; Major - Finance.

Employed 2-1/2 years by Freedom Federal Savings & Loan Association of Florida. Participated in branch management, residential, commercial and construction lending. Last positions held - Vice President, Sunshine State Service Corp., a wholly owned subsidiary involved in real estate development; and Problem Loan Administrator for Freedom Federal in charge of liquidating foreclosure properties and working out delinquent loans.

Chairman of the Board
and Treasurer

- Lee Pallardy, Inc.

Experience:

- 33 years' experience in real estate appraisals, brokerage, and development; also experienced in the valuation of closely held corporations, small businesses and minority interests in corporations and partnerships.

Qualified as an expert witness in Alachua, Hernando, Hillsborough, Manatee, Pasco, Polk, Pinellas and Sarasota County Courts and Federal Courts.

Member

- Appraisal Institute (MAI)

Director, West Coast Florida Chapter (1993-1995)

Appraisal Institute, Region X Representative (1994)

Appraisal Institute, National Ethics and Counseling
Panel (1992-1999)

Florida Bar Grievance Committee (1990-1993)

Licensed

- Registered Real Estate Broker,
State of Florida
License #BK 0129880

Certified Residential Contractor,
State of Florida (Inactive)

Certified General Real Estate Appraiser,
State of Florida
Certification #RZ 0000121

QUALIFICATIONS OF APPRAISER

LEE F. PALLARDY, III, MAI

(Continued)

Appraised for - Developers, Municipalities, Attorneys and Financial Institutions,
including:

Hillsborough County
City of Tampa
Tampa-Hillsborough County Expressway Authority
Hillsborough County Aviation Authority
Pasco County
Pinellas County
Tampa Electric Company
Manatee County

Carlton, Fields
de la Parte & Gilbert, P.A.
Fowler, White
Hill, Ward & Henderson, P.A.
Holland & Knight, L.L.P.
Macfarlane, Ferguson & McMullen
Farm Credit of Central Florida
Bank of America
Wachovia
Mercantile Bank
Fifth Third Bank
SunTrust Bank
The Bank of Tampa
Colonial Bank
The Prudential Realty Group

Florida Communities Trust
Federal Deposit Insurance Corporation
Florida Department of Environmental Protection
Florida Department of Transportation
South Florida Water Management District
Southwest Florida Water Management District
The Nature Conservancy
The Trust for Public Land

U.S. Bankruptcy Court, Middle District of Florida
U.S. Department of Justice