

QUALIFICATIONS OF THE APPRAISER
William Emerson, MAI



Employment:

Secretary/Treasurer of Emerson Appraisal Company. Actively engaged in the real estate appraisal profession since 1983, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to the Gainesville, Alachua County and the North Central Florida geographical region.

Contact Information:

Emerson Appraisal Company, Inc.
110 Northwest 2nd Avenue
Gainesville, FL 32601

Phone: (352) 372-5645 Fax: (352) 377-4665
Email: bill@emersonappraisal.com
Website: www.emersonappraisal.com

Appraisal License:

State of Florida
State Certified General Real Estate Appraiser RZ248

Educational Background:

B.S.B.A. University of Florida, 1983
Major-Computer and Informational Science
Minor-Economics

Professional Organizations:

Licensed Real Estate Broker, State of Florida
Gainesville Board of Realtors
Florida Association of Realtors
National Association of Realtors
Appraisal Institute - MAI Member No. 10,546 (1994)
Appraisal Institute - Ocala/Gainesville Chapter, Vice Chairman (1995)
Appraisal Institute - Ocala/Gainesville Chapter, Chairman (1996)
Appraisal Institute - East Florida Chapter, Board of Directors (2007-2009)
Appraisal Institute - Region X (Florida) Regional Representative (2008-2009)

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Professional Seminars:

A.I.R.E.A. R41B Seminar, 1985
S.R.E.A. R41C Seminar, 1987
A.I. Powerline Easement & EMF's, 1995
A.I. Data Confirmation and Verification Methods, 1996
A.I. Small Hotel/Motel Valuation, 1998
A.I. Standards of Professional Appraisal Practice, 1998
A.I. Case Studies in Commercial Highest & Best Use, 1999
A.I. Appraisal of Nonconforming Uses, 1999
A.I. Standards of Professional Appraisal Practice, 2002
A.I. Real Estate Disclosure, 2002
A.I. New Technology for RE Appraisers, 2004
A.I. USPAP Update , 2004
A.I. USPAP Update, 2006
A.I. Appraising from Blueprints and Specifications, 2006
A.I. Analyzing Operating Expenses, 2006
A.I. New Technology for Real Estate Appraisers, 2007
A.I. USPAP Update, 2008
A.I. Supervisory/Trainee Roles and Relationships, 2008
A.I. Office Building Valuation, 2008
A.I. Feasibility, Market Value, Investment Timing: Option Value, 2008

Professional Education:

A.I.R.E.A. Course/Exam #8-2, Residential Valuation (October 1984)
A.I.R.E.A. Course/Exam 1B-A, Capitalization Theory & Techniques, Part A (July, 1985)
A.I.R.E.A. Course/Exam 1B-B, Capitalization Theory & Techniques, Part B (July, 1985)
A.I.R.E.A. Course/Exam #8-1, Real Estate Appraisal Principles (October, 1985)
A.I.R.E.A. Course/Exam 2-1, Case Studies in Real Estate Valuation (October, 1986)
A.I.R.E.A. Exam 1A-2, Basic Valuation Procedures (February, 1987)
A.I.R.E.A. Course/Exam 2-2, Report Writing and Valuation Analysis (July, 1989)
A.I.R.E.A. Course/Exam 10, Market Analysis in Valuation Appraisals (June, 1991)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (July, 1992)
A.I. Course/Exam, Code of Professional Ethics (Part B) (July, 1992)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November, 1994)
A.I. Course/Exam, Code of Professional Ethics (Part B) (November, 1994)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November, 1996)
A.I. Course, Advanced Sales Comparison and Cost Approaches, (November 2004)

Expert witness:

Qualified as Expert Witness: Eighth Judicial Circuit, Gainesville, Florida, 1992

Community Activities:

Alachua County - Mandatory Refuse Collection Task Force, Vice Chairman (1987)
Alachua County - Illegal Dumping Task Force, Chairman (1988)
Gainesville Area Chamber of Commerce - Leadership Gainesville XVI Program (1989)
Delta Tau Delta Fraternity - House Corporation Secretary (1995 to 2003)
Delta Tau Delta Fraternity - House Corporation Treasurer (2004 to Present)

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Brief Client List:

Mortgage Associations:

American General Finance Company
Alliance Mortgage Company
Atlantic Mortgage Company
Baldwin Mortgage Brokering, Inc.
Citicorp Mortgage Company
City Federal Mortgage Company
Collective Mortgage Services
Colony First Mortgage Corporation

Equi-Data, Inc.
Family First Mortgage Corporation
NCNB Mortgage Corporation
Southeast Mortgage Company
SunTrust Mortgage Company
Unified Mortgage Company
U.S. Mortgage Corporation

Banks and Savings and Loan Associations:

Alarion Bank
Anchor Savings Bank
AmSouth Bank
Bankatlantic
Bank of America
Bankers Bank of Florida
Barnett Banks
Campus USA Credit Union
California Federal Savings and Loan
Columbia County Bank
Compass Bank
Education Credit Union
Everbank

First Federal of Jacksonville
First Source Bank
Florida Capital Bank
Florida Citizens Bank
Gateway Bank
Great Western
Indiana Federal Bank
Mellon United National Bank
Mercantile Bank
Merchants and Southern Bank
Millennium Bank
NationsBank
Overseas Chinese Bank

Perkins State Bank
Publix Credit Union
Regions Bank
Royal Palm Savings
Security First Federal
Southeast Banks
SouthTrust Bank of Florida
SunTrust Banks, North Central Florida
U.S. Banks
VyStar Credit Union
Wachovia Bank

Corporations:

Alachua Conservation Trust
Busch Properties, Inc.
Collier Companies
Coldwell Banker Relocation
Contemporary Management
Coopers & Lybrand Sigma
Countryside Homes
CSX Transportation
Chrysler First Business Corp.
CH2M Hill
Coca Cola Company
Commcap, Inc.
Coopers and Lybrand

Dupont De Nemours and Company
Equitable Relocation Service
ERA Metro Realty
Gainesville R.E. Management
Homequity Relocation Service
IBM Corporation
Indicom, Inc.
Investment Source Corporation
Lewis Oil Company
Lincoln Service Corporation
Lomas and Nettleton
M.M. Parrish and Associates
Merrill Lynch

Nationwide Insurance Company
Nekoosa Packaging Corporation
Owens-Illinois Corporation
Paradigm Properties
Santa Fe Healthcare Systems
Saul Silber Properties
The Boston Company
Thomas Oil Company
Trend Realty of Gainesville
Trimark Properties
United Fuels
University of Florida Foundation

Governmental Agencies:

Alachua County
Alachua County Housing Authority
Alachua County Library District
City of Gainesville
City of Newberry
Department of Environmental Protection State of Florida (DEP)
Fannie Mae
Federal Deposit Insurance Corporation

Gainesville Regional Utilities
Gainesville Housing Authority
Lake County Water Authority
Resolution Trust Corporation (RTC)
St. Johns River Water Management Dist.
Suwannee River Water Management Dist.
United States Department of Agriculture

Also: Many attorneys and individuals in the North Central Florida area.

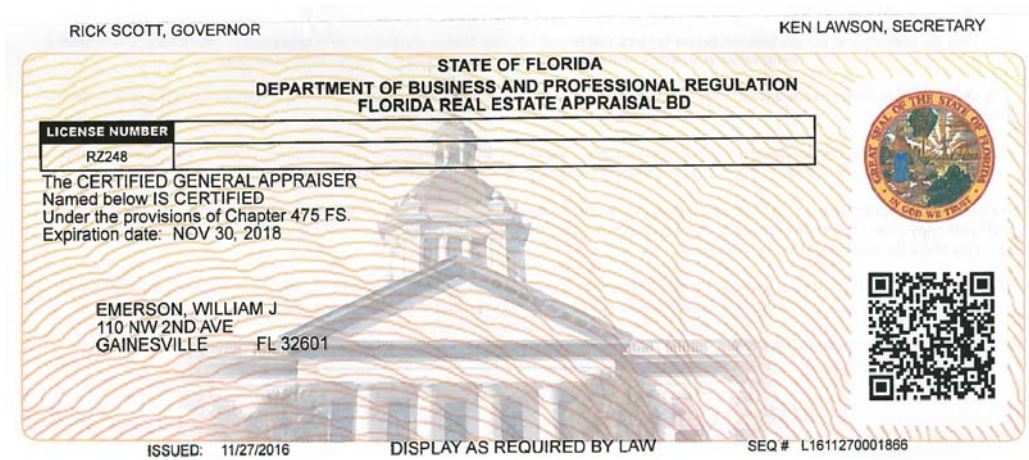
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Brief Property Types Appraised List (properties appraised last 5± years):

Automotive Service-Sales	Multiple Family Acreage
Agricultural, Timberland	Pasture, Farmland
Bank Buildings	Residential
Commercial Land	Restaurants, Fast Food
Condominium	Restaurants, Table Service
Dental Office	Retail Small Stores
Gasoline-Convenience Sales	Shopping Center
Hotel/Motel	Small Multiple Family
Industrial	Subdivision Appraisals
Large Multiple Family	Suburban Office
Medical Office	Vacant Industrial
Mobile Home Parks	Wetlands
Multi-Story Office	

Special use properties appraised include the following:

Animal Hospital	Farm Suppl	Ice Skating Arena
Bowling Alley	Fast Oil Change	Marinas
Car Wash	First Magnitude Springs	Membership Lodge
Churches	Fraternities/Sororities	Mini Storage
Cold Storage Warehouse	Fruit Packing House	Muck Farms
Dairies	Funeral Homes	Nursing Homes/ACLF's
Daycare Center	Golf Driving Range	Private School
Emergency Medical	Horse Farm	River Acreage
		Sports Club



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