

Borrower			
Pro	e	Address	
City	Countv	State	Zip Code
Lender/Client		Address	

Dave Ritter, MSA
The Appraisal Office – Aspen, Ltd
210 South Galena St Suite 29
Aspth, CO 81611

Federal Tax ID Number: 84-1459914

Phone: (970) 920-1002 Fax: (970) 925-3603
E-mail: appraisaloffice@sopris.net

Profession: Real Estate Appraiser since 1978

Real Estate Appraisal Licensing: Certified General Appraiser- CGO1315907
Expiration Date: 12/31/2007

Real Estate & Appraisal Experience:

1994- Fee Appraisal and Consultation, Aspen, CO
1991-93 Chief Appraiser Pitkin County Assessors Office, Aspen, CO
1986-90 Appraiser III Pitkin County Assessors Office, Aspen, CO
1984-86 Appraiser II Eagle County Assessors Office, Eagle, CO
1982-84 Fee Appraiser, Grand Junction, CO
1978-82 Fee Appraiser, Cedar Falls, IA
1976-78 Norman W. Ritter Realtors, Marketing Real Estate, Cedar Falls, IA

Real Estate Appraisal Experience:

Single-Family, Townhouses, Condominiums, Income Properties, Vacant Land,
Development Properties, Hotel and Motels, Commercial Industrial, Office, Warehouse,
Retail Properties, Conservation Easements, Condemnation & Eminent Domain, Estate &
Tax Planning, Percent Complete Inspections and General Consultation Regarding Real
Estate matters

Expert Witness:

State Board of Equalization (Colorado)
State Board of Assessment (Colorado)
!County Board of Equalization (Eagle, San Miguel & Pitkin Counties, Colorado)
State District Court-Varies Districts in Colorado
United States District Court-District of Colorado
Federal Bankruptcy Court- District of Colorado
]Valuation Trial to Jury Commission-CDOT- State of Colorado

!Past and Present Appointments:

Panel of Binding Arbitrators- Eagle, Garfield, Pitkin & Summit Counties, Colorado
Condemnation of Right of Way- Colorado Department of Transportation
Hearing Officer, County Board of Equalization- Eagle & Pitkin Counties, Colorado

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American Institute of Real Estate Appraisers

Course VIII - Single Family Residential Appraisal 1-4

Appraisal Institute

Updates-Uniform Standards of Professional Appraisal Practice

Update -Uniform Residential Appraisal Report

Residential Appraisal Review

Course 700 - Condemnation Appraisal: Principles & Applications

Course 720 - Condemnation Appraising: Advanced Topics & Applications

Course 705 - Litigation Appraising: Specialized Topics & Applications

Course 710- The Appraiser as an Expert Witness: Preparation & Testimony

Uniform Appraisal Standards for Federal Land Acquisitions

CLE International (Continuing Legal Education)

Eminent Domain Conference

Conservation Easements Seminar

International Association of Assessing Officers

Course 619 Professional Standards & Ethics

Course 004 Assessment Administration

Course 202 Advance Income Approach to Value

Course 302 Mass Appraisal of Income Producing Property

Course 305 CAM Modeling Building Residential

International Right of Way Association

Course 401 Appraisal of Partial Acquisitions

RNMI - CCIM - DIVISION

Courses Introduction, I01, I02, I03

Society of Real Estate Appraisers

Appraisal of Condo Conversion

State of Colorado, Division of Property Taxation

Cost Approach to Value

Real Estate Court Decisions

Introduction to Assessments

University of Colorado

USPAP- Update

Commercial Case Study

Various Seminars

Conservation Easements, Condemnation, Estate Planning and The Like

Real Estate Affiliations:

Member-National Association of Master Appraisers

Associate Member - International Association of Assessing Officers

Member-International Right of Way Association

General Associate Member - Appraisal Institute

Member- Aspen Board of Realtors- Aspen, Colorado

Appraisal Designation:

Master Senior Appraiser-National Association of Master Appraisers —

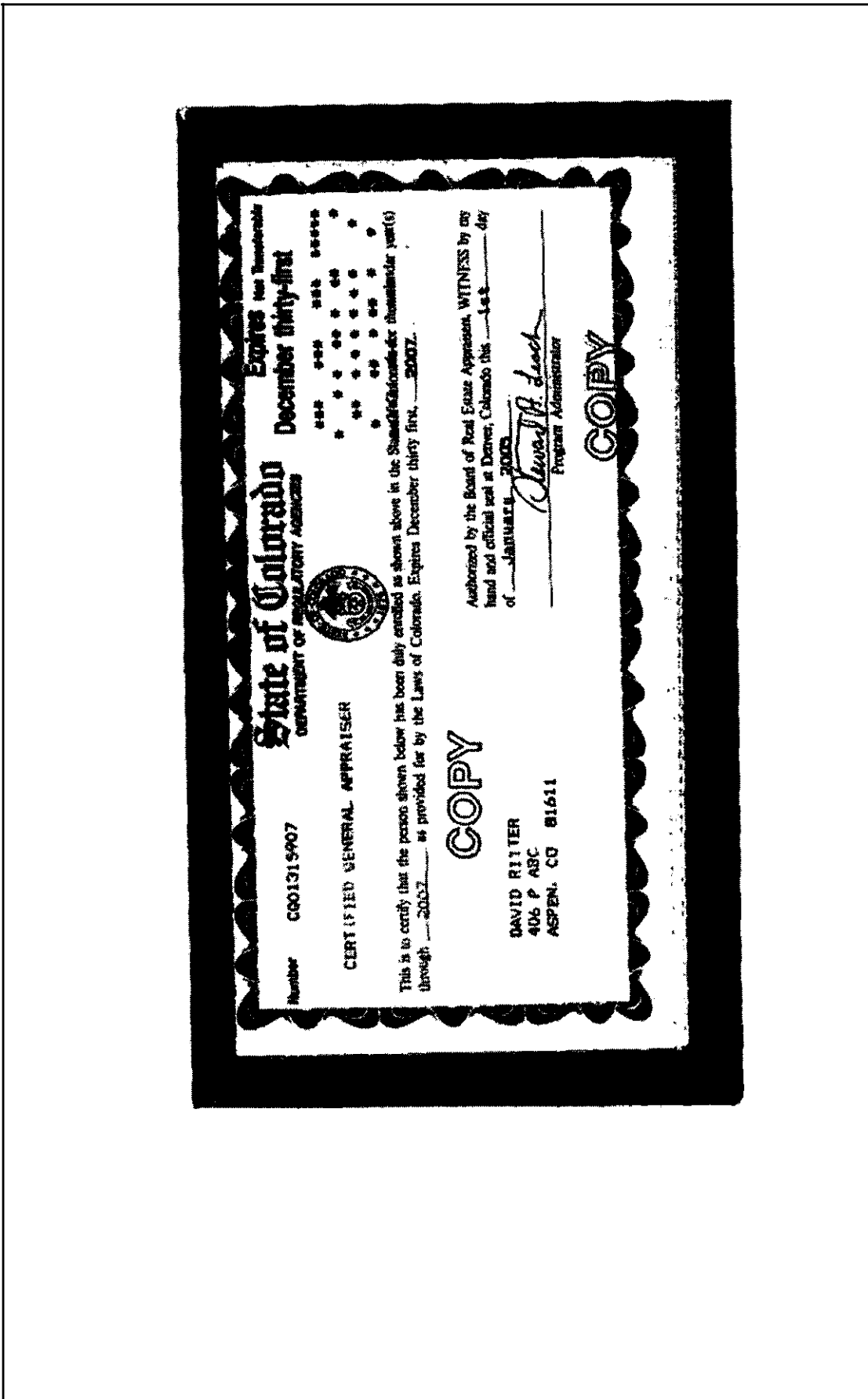
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Allstate Insurance Company
 Aspen Consolidated Sanitation District
 Aspen Educational Research Foundation, Inc
 Aspen Valley Hospital District
 Brush Creek Water District
 Buttermilk Metropolitan District
 CenteryTel
 City of Aspen, Colorado
 City of Aspen / Pitkin County Housing Office, Aspen Colorado
 Eagle County, Colorado
 Eagle County Regional Trails System Federal
 Aviation Administration (FAA) Federal
 Deposit Insurance Corporation (FDIC) Garfield
 County, Colorado
 Holy Cross Electric Association
 Internal Revenue Service (IRS)
 Music Associates of Aspen, Inc. (MAA)
 Pitkin County, Colorado
 Pitkin County Title Company
 Rocky Mountain Institute
 Roaring Fork Railroad Holding Authority
 Roaring Fork School District
 Roaring Fork Transportation Authority (RFTA)
 State of Colorado Board of the Great Outdoors Trust Fund (GOCO)
 Summit County, Colorado
 The Tenth Mountain Division Hut Association, Inc
 Town of Snowmass Village, Colorado
 Town of Carbondale, Colorado
 Yamaph Alternative High School, Glenwood Springs Colorado
 Alpine Banks of Colorado- Various Locations in Roaring Fork River Valley Colorado
 American National Bank- Aspen, Co
 Bank of America
 Bank of Colorado- Western Slope
 BankofNewYork
 Chase Manhattan Mortgage
 CitiCorp / CitiBank / CitiGroup Private Bank
 Colorado Federal Savings Banks
 Colorado National Bank- Los Angeles Ca
 Community Banks of Colorado- Aspen Co
 Countrywide Home Loan
 CTX Mortgage Company
 Finance West Company
 Guaranteed Financial Mortgage
 Guaranty Bank
 IndyMac Affiliates- Independent National Mortgage Corporation, Pasadena Ca
 Israel Discount Bank of NY
 Merrill Lynch
 Montegra Capital Resource Ltd.
 Mortgage America
 National City Bank of Kentucky
 National Pacific Lending
 Nations Bank
 Northern Trust Bank of Texas
 Ocean West Funding
 Pacific Trust Bank
 PGM AmeriCorp Funding
 PNB Financial
 Realink
 STARS Appraisal Service
 US Bank
 Vectra Banks of Colorado- Various Locations in Roaring Fork River Valley Co
 Washington Mutual Bank Western
 Banks, Los Angeles, Ca U.S.
 Property & Appraisal Service
 Land America One Stop

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<p>Kurt E. Adam, Regional President Community Banks of Colorado 210 North Mill Street Aspen, CO 81611 (970) 544-8282</p>	<p>Jeff Bowman, Vice President Timberline Bank - Aspen 311 East Hopkins Avenue Aspen, CO 81611 (970) 920-0112</p>
<p>Jonathan S. Lengel, MAI J. S. Lengel & Associates P.O. Box 2082 Eagle, CO 81631 (970) 328-7337 Ted Gardenswartz, Esquire Oates, Knezevich & Gardenswartz, PC 533 East Hopkins Avenue Aspen, CO 81611 (970) 920-1700</p>	<p>Michael R. Nash, MAI Nash - Johnson Associates, Inc. 4045 South Broadway, Suite 204 Englewood, CO 80110 (303) 761-6103 Gary Wright, Esquire Wright & LaSalle, LLP 715 West Main Street Suite 201 Aspen, CO 81611 (970) 925-5625</p>
<p>The Citigroup Private Bank Marley Raymond 1 Court Square, Floor 20, Zone 10 Long Island City NY 11120 (718) 248-1279 Eva Gordon Gibraltar Bank 220 Alhambra Circle 5th Floor Coral Gables, FL 33134 (305) 476-5636</p>	<p>Robert O. Stevens, MAI Stevens Real Estate Services 115 North 5th Street Suite 401 Grand Junction, CO 81501 (970) 243-4888 Bob Ballinger, Right of Way Technician Holy Cross Electric Assoc. Inc. P.O. Drawer 2150 Glenwood Springs, CO 81602 (970) 945-5491</p>
<p>Vince Higen, President Pitkin County Title, Inc. 601 East Hopkins Avenue Aspen, CO 81611 (970) 925-1766 Scott Harper, Esquire 1280 Ute Avenue Suite 10 Aspen, CO 81611 (970) 544-5000</p>	<p>Torn Newland, Principal Newland Project Resources, Inc. 417 Original Road, Basalt CO (970) 927-4645 Former Executive Director of Roaring Fork Railroad Holding Authority Dan Kerst, Esquire Schenk, Kerst & deWinter, LLP 302 8th Street, Suite 310 Glenwood Springs, CO 81601 (970) 945-2447</p>

Borrower _____
 Property Address _____
 City _____ County _____ State _____ Zip Code _____
 Lender/Client _____ Address _____



Borrower

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City	County	State	Zip Code
Lender/Client		Address 111 Marcus Ave 3rd Floor Lake Success NY 11042	

Case No	Plaintiff Petitioner	Defendant Respondent	Court	Report Deposition Court Appearance
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05 JAG 251631	Paul Robinson Inc	Iacono Family Investment TrustLLC.	Arbitration Action	Appraisal Report Rebuttal Report Arbitration Testimony
08 0308467	ElizabelhLipit	Daniel W Ramsey	Superij)t" <;:otlt(f . 6jilitlimia of V ture	Appraisal Report
05 CV 334	165 Midland Avenue Comm Biding Condo Assoc	Town ofBasalt, Colorado, eta!	District Court, Eagle County Colorado	Rebuttal Report
O;CV	George .Jr,etal	Jollll T Mceotllliqk.. .	l:lislriot Cowl'tltdn Coli!!W<:Olorad<i>	Coi)Sultlltion
04 77 180 255 03JRJ	Bradley Hook & Michael Lucian	Robert Barmore	District Court Pitkin County Colorado	Consultation Report Deposition
04 DR 1-1	Dorthea BHuber	Leandro C.R.Huber	DU!!«OI Co11f1Plilkin CoUnt\ Colorado	Appraisal Report
03 DRDiv: 1	Ana E Goldberg	Michael A Goldberg	District Court Pitkin County Colorado	3 Appraisal Reports Deposition
03DR82D3	GeorgeCoulter ijrigfu	Michelle Bright Angelone Tsou	Dismll!<;:otiJt'l'ilkin cOUn\ Colorad<i	^ - Report
03 DR2	Carolyn Metcalf	Frank Mead Metcalf	District Court Pitkin County Colorado	12 Appraisal Reports
03 CV205	Sbapkin	Taddune	District Co11f1 Pitkin County e016ri.du	3Review A!!lll'l'isals AppraisajReport
03 CV 144	Buttermilk Metropolitan District	Suzane Elizabeth Pfister eta!	District Court Pitkin County Colorado	Appraisal Report Rebuttal Report Deposition
02 FL 02-0841	Janet A.Smith	Pstrick NSmith	Superior <;:otJtof Califorllja County (of San Obisp .	AppraisalReport Conslillllllion Depool!!Qn .
00 CV 67 2	Goldman	Hy-West Condominium Homeowners Association	District Court Pitkin County Colorado	Court Appeal-e Consultation ReJX>rt Court Appearance

The Appraisal Office-Aspen Ltd.

Legal Cases

File No.

Case No.

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case NO	Plaintiff F&Titioner	Defendant ReaPo:ndent	Court,	Report OePI'dt.iott Court App\$at:aru:e
00 CV 307	Donald Russell	Shadow Mountain Lodge Fraction Owners Association	District Court Pitkin County Colorado	Consultation Report
00 CV 137	Hunter / Jumper	Assoc // Yoder - 'Eu-gineedn9' Consultants	Dht:d<;t 'Court Pitkin County Colorado	}\pp.tai\$\$1, RElpott'
00 CV 021 3	Blue Ridge Capital Corporation	Jill Ann Tulasi Wilkinson & Jaya Wilkinson	District Court Pitkin County Colorado	Consultation Report Court Appearance
99 CV 213	JQ:nald llobe:rts	Paula J Barclay MB	Pistric<;t Coort Htkl.n County ColoraJ:io	Re:vhw Appraisal l\,pp:tai l Report, Deposition
98 CV 106	Smith	Colorado Department of Transportation	District Court Pitkin County Colorado	Appraisal Report Deposition Valuation Trail to Jury Commission
98 1282 RJB	Weldon	Seebach	Federal Bankruptcy Court Distri-ct of Colora<io	,&ppraUal Repo:rt Co:nt Appearance
97 CV 100	Silver Mountain Industries	San Miguel County Board of Equalization	DistLict County San Miguel County Colorado	Appraisal Report Deposition
96 0 1607	n_ Stoney Davis	United St9tes of Amer caPitkin County Colorado etal	Ultite,d St te\$ Dist ict Court DiBtrict of Colorado	l\ppuisal aepo:rt Deposition
96CV2162	Dirk Broekema Jr & Doris Broekema	Wildcat Ranch Ltd. LP & Schmueser, Gordon, Meyer, Inc.	District Courr Pitkin County Colorado	Appraisal Report Deposition
96 CV 112	Raven	W Gaechter , SW BhiCJ.; k SPQ:rt USA Inc.	DiStriCt Coort Pitkin County Colorado	APPraisal Report Court Appe• aMe
94CV461	Draper Bank	Jamie Hall	District Court Pitkin County Colorado	Appraisal Report Deposition Court Appearance
94 CV 214	ACES	Stouffer	District Court Pitkin County Colorado.	ReViitW Appraisal Deposition
93CV2361	Sezanne Tenner	Brush Creek Water Distdct	District Court Pitkin County	Appraisal Report

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