

ADDENDUM A
QUALIFICATIONS OF APPRAISER(S)

**PROFESSIONAL QUALIFICATIONS OF
WOODWARD S. HANSON, MAI, CRE, CCIM**

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| <p>EXPERIENCE:</p> | <p>President of <i>Hanson Real Estate Advisors, Inc.</i> Independent fee appraiser since 1979. Practice is specialized in eminent domain and real estate related civil litigation.</p> |
| <p>PROFESSIONAL ACTIVITIES:</p> | <p>MAI Designation, Appraisal Institute, Certificate No. 7534, 1987 CRE Designation, The Counselors of Real Estate of the NAR CCIM Designation, Commercial Investment Real Estate Institute of the NAR State-Certified General Real Estate Appraiser, License No. RZ 0001003 Realtor-Associate, National Association of Realtors/Fort Myers Association of Realtors, Inc. Broker License - Florida Real Estate Board, License No. 0174419 2000 President - Appraisal Institute 1999 President Elect - Appraisal Institute 1998 Vice President - Appraisal Institute 1997 Chair, Government Relations - Appraisal Institute 1996 Chair, Appraisal Standards Council - Appraisal Institute 1996-2000 Executive Committee/Board of Directors - Appraisal Institute Past President (1994) - West Coast Florida Chapter of the Appraisal Institute</p> |
| <p>EDUCATION:</p> | <p>Bachelor of Science in Business Administration with Honors, University of Florida (1976) Bachelor of Design-Architecture with Honors, University of Florida (1979) Successfully completed numerous real estate related courses and seminars sponsored by the Appraisal Institute, accredited universities and others.</p> |
| <p>PUBLICATIONS AND PRESENTATIONS:</p> | <p><i>The Income Capitalization, Cost & Sales Comparison Approach In Theory</i>, ALI-ABA, Eminent Domain and Land Valuation Litigation, January 2002 <i>The Value of Networks</i>, Valuation Insights & Perspectives, Spring 2000 <i>Recognizing the Future: Real Estate and the Networked Economy</i>, The Counselors of Real Estate, Real Estate Issues, 2000 <i>Mega•Trends in Real Estate and Foreseeable Effects on Eminent Domain Practice</i>, ALI-ABA, Eminent Domain and Land Valuation Litigation, January 2000 <i>The Internet: The New Power Tool in Eminent Domain</i>, ALI-ABA, Eminent Domain and Land Valuation Litigation, January 2000 <i>Regulatory Takings</i>, Florida Chamber of Commerce, Growth Management, February 1999 <i>Severance Damages</i>, ALI-ABA, Eminent Domain and Land Valuation Litigation, January 1999 <i>What to Expect from the U.S. Real Estate Market in 1999</i>, Pan American Valuation Conference, Cusco, Peru, October 1998 Public Interest Value & Noneconomic Highest & Best Use: The Appraisal Institute's Position, Valuation Insights & Perspectives, Spring 1996 Real Estate Consulting in Compliance With USPAP: What Appraisers Need to Know, Valuation Insights & Perspectives, Summer 1996</p> |
| <p>ADDITIONAL INFORMATION:</p> | <p>Qualified as expert in Chancery Court of Delaware, Federal Tax Court, Federal Court, and various State Courts of Florida Testified Before Congress Concerning Bureau of Land Management Appraisal and Land Exchange Policies</p> |