

CONTRACT REFERENCES AND CAPABILITIES

AMC references are from now to present. Services provided included brokerage, due diligence, sales and closing coordination, property inspections, open house coordination, auction event personnel, brochures, marketing and other auction related services for properties throughout the continental United States.

AMC is a GSA Financial Services Contractor under contract FSA 621-3 and is pre-qualified to provide auction services, due diligence and other financial related services allowed under the contract.

BAYVIEW FINANCIAL TRADING GROUP, 2665 S. Bayshore Drive, Coconut Grove, FL (305) 854-8880

Contacts: Lou Piper, Rich Tarpey, Clay Reese
Contract Dates: 1998-Present
Services Provided: Commercial and Residential Contract Underwriting, Due Diligence Services and Personnel Recruiting for acquisition of CMB securities and secondary market SBA business loans.

PREFERRED INVESTMENTS, 3111 University Dr., Coral Springs, FL (954) 340-0120

Contacts: Tom Weber, Jordan Paul
Contract Dates: 2000-Present
Services Provided: Web site design and maintenance. Commercial Contract Underwriting and Due Diligence Services and Personnel for acquisition and securitization of secondary market loan portfolios secured by large commercial real estate assets.

LLAMA CAPITAL CORPORATION, West Palm Beach, FL (No longer in business)

Contacts: Tom Weber, Jordan Paul, Chris Bezyck
Contract Dates: 1999 to Present
Services Provided: Commercial Contract Underwriting and Due Diligence Services and Personnel for acquisition and securitization of secondary market loan portfolios secured by large commercial real estate assets.

OCWEN FEDERAL, FSB, 1675 W. Palm Beach Lakes Blvd., West Palm Beach, FL

Contacts: Tom Meyer, Nancy Hughes, Tom Weber, Jordan Paul, Tom McCarthy, Pam Cartier-Nobomuto, Angie Strauss, Lon Critchfield,
Contract Dates: 1996-2000
Services Provided: Web site for marketing residential and commercial properties. Commercial Contract Underwriting and Due Diligence Services. Due Diligence for Residential Property Auctions.

AUCTION AND SEALED BID EVENTS

RTC Kiowa Island Golf Course Sealed Bid Event

RTC Sales Centers, Washington, D.C. and Atlanta, GA
Portfolio: 1 asset with an appraised value of \$34,000,000.
Contract Duties: Sales, Marketing, Due Diligence and Auction Site/Event Coordination
Auction Date: May 19, 1995
Contact: Bob Hyla

Palm-Aire Spa Resort & Country Club and The Oaks Golf & Tennis Club Sealed Bid/Outcry Auction

RTC Sales Center, Atlanta, GA; Contracts #0710-93-0170-001 & #0710-94-0369-001
Co-Broker and Coordinator of Marketing, Advertising, and A/V for seminars and auction of 2 properties with a sale price of \$10,850,000
Auction Date: August 10, 1994
Contact: Bob Hyla, RTC Sales Center (404) 230-6760

RTC New Mexico Auction

RTC Sales Center, Denver, CO

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Portfolio: 11 assets with an appraised value of ±\$1,551,682
Contract Duties: Due Diligence, Marketing, Advertising, Auction Site Coordination and Property Inspections
Contact: Robin Warfield, RTC Sales Center (303) 556-6671

Aetna Life Insurance Company

151 Farmington Avenue, Hartford, CT
Portfolio: South End Professional Center in Louisville, KY; appraised value of ±\$1,375,000
Contract Duties: Due Diligence and Property Inspections
Contact: Debbie Ewald (203) 275-4383

RTC Southern California Residential Auction

RTC Sales Center, Newport Beach, CA
Portfolio: 28 assets with an appraised value of ±\$5,400,000
Contract Duties: Due Diligence and Property Inspections
Contact: Chandra Campbell, RTC Sales Center (714) 263-4494

RTC Southern California Home Collection Auction

RTC Sales Center, Newport Beach, CA; Contract #780-92-004-783-003
Portfolio: 17 assets with an appraised value of ±\$10,727,500
Contract Duties: Due Diligence and Property Inspections
Contact: Chandra Campbell, RTC Sales Center (714) 263-4494

RTC Southern California Commercial Auction II

RTC Sales Center, Newport Beach, CA; Contract #0719-02-0040-007
Portfolio: 23 assets with an appraised value of ±\$25,000,000
Contract Duties: Due Diligence, Property Inspections, Marketing, Advertising, and Auction Site Coordination
Contact: Henry Pena, RTC Sales Center (714) 263-4697

RTC Northern California Commercial Land Auction

RTC Sales Center, Newport Beach, CA; Contract #0719-02-0040-006-0783-005
Portfolio: 31 assets with an appraised value of ±\$50,000,000
Auction Date(s): October 26 & 28, 1993
Contract Duties: Due Diligence, Property Inspections, Marketing, Advertising, and Auction Site Coordination
Contact: Mary Zvonek, RTC Sales Center (714) 263-4903

First Union National Bank of Georgia

999 Peachtree Street, NE, M/C 9020, Atlanta, GA
Commercial and Residential Real Estate Auction
Portfolio: 42 assets with an appraised value of ±\$20,000,000
Auction Date: October 21, 1993
Contract Duties: Due Diligence and Property Inspections
Contact: John Aiken (404) 827-7128

First Union National Bank of Florida

P.O. Box 44247 (FL 0495), Jacksonville, FL
Premier Commercial Real Estate Auction
Portfolio: 84 assets with an appraised value of ±\$48,000,000
Auction Date: October 20, 1993
Contract Duties: Due Diligence and Property Inspections
Contact: Gail Olsen (904) 361-3177

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RTC Southern California Commercial Auction

RTC Sales Center, Newport Beach, CA; Contract #0719-92-0040-006-0783-006
Portfolio: 21 assets with an appraised value of \pm \$25,000,000
Auction Date: June 12, 1993
Contract Duties: Due Diligence, Property Inspections, Marketing, Advertising, and Auction Site Coordination
Contact: Henry Pena, RTC Sales Center (714) 263-4697

FDIC Auction for properties throughout Texas and Oklahoma — Oklahoma City, Oklahoma, Dallas, San Antonio and Houston, Texas — Auction dates January 1998 and December 1998. Contract No. 97-29786-P-LG

Contract Duties: Due diligence on \$11.5 million portfolio of REO properties, preparation, reproduction and distribution of Property Information Packages, Auction program assistance, web site design and maintenance.

FDIC Sealed Bid Sale for Environmentally Impacted Commercial Properties Throughout Southern California - Contract No. 96-00007-P-KS

Portfolio: 11 environmentally impacted properties throughout California with a value of \pm \$5,000,000
Sealed Bid Date: August 21, 1997
Contract Duties: Due Diligence, production of “camera ready” copy. Other duties included reproduction, distribution and shipping of Property Information Packages to prospective bidders. AMC was also responsible for updating and distribution of all supplemental information provided by interested parties.
Contact: Debra Pearlman, (formerly Debra Scurlock) (714) 263-7729

FDIC Harvest of Values Auction

Portfolio: 104 Commercial & Residential Buildings & Vacant Land in Arizona, California, Colorado, Florida and Texas with a value of \pm \$15,000,000
Auction Dates: October 28, 29, 30 & November 1, 1996
Contract Duties: Due Diligence and preparation of “camera ready” due diligence packages for each asset
Contact: Shannon O’Toole (714) 260-4933 (former RTC Department Head)

RTC Commercial Properties in Southern California Auction

RTC Sales Center, Newport Beach, CA
Portfolio: 28 assets with an appraised value of \pm \$11,445,000
Auction Date: May 20, 1995
Contract Duties: Due Diligence and preparation of “camera ready” due diligence packages for each asset
Contact: Shannon O’Toole (714) 260-4933 (former RTC Department Head)

RTC Northern California Commercial Auction III

RTC Sales Center, Newport Beach, CA
Portfolio: 28 assets with an appraised value of \pm \$21,399,550
Auction Date: May 14, 1994
Contract Duties: Due Diligence
Contact: Shannon O’Toole (714) 260-4933 (former RTC Department Head)

RTC Florida Affordable Housing Auction

RTC Sales Center, Atlanta, GA; Contract #0719-92-0201-009
Portfolio: Residential assets with an appraised value of \pm \$8,000,000
Auction Dates: July 15 & 16, 1995
Contract Duties: Listing Broker, Auction Services, Due Diligence, Open House, Inspection & Repair Coordination, Marketing, Advertising

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Contact: Steve Dixon, RTC Sales Center (404) 230-6767

RTC Florida Affordable Housing Auction

RTC Sales Center, Atlanta, GA; Contract #0719-92-0201-009

Portfolio: ±165 Residential assets with an appraised value of ±\$7,000,000

Auction Dates: October 15, 16, 22 & 23, 1994

Contract Duties: Due Diligence, Open House and Inspection & Repair Coordination, Marketing and Advertising

Contact: Steve Dixon, RTC Sales Center (404) 230-6767

RTC Florida Affordable Housing Auction

RTC Sales Center, Atlanta, GA; Contract #0719-92-0201-009

Portfolio: Residential assets with an appraised value of ±\$9,500,000

Contract Duties: Property Inspections October, 1993

Contact: Steve Dixon, RTC Sales Center (404) 230-6767

RTC Multi-State Auction III

RTC Sales Center, Newport Beach, CA

Portfolio: 20 assets with an appraised value of ±\$14,187,945

Auction Date: July 25, 27 & 29, 1995

Contract Duties: Due Diligence

Contact: Henry Pena, RTC Sales Center (714) 263-4697

Northern/Southern California Commercial Auction IV

RTC Sales Center, Newport Beach, CA; Contract #783-93-0205-001

Portfolio: 28 assets with an appraised value of ±\$16,605,000

Auction Date: August 27, 1994

Contract Duties: Due Diligence, Marketing, Advertising, Site Inspections, and Auction Site Coordination

Contact: Henry Pena, RTC Sales Center (714) 263-4697

Other Clients and Engagements:

KELLER WILLIAMS COMMERCIAL

2714 Bee Caves Road, 2nd Floor, Austin, TX 78746

Brokerage of Riverside Plaza: 26,000 sf retail shopping center in Austin, Texas

Asset Portfolio Purchases

Contact: Bill Ward (512) 314-8300

KILBURN-YOUNG ASSET MANAGEMENT CORP.

6650 Powers Ferry Road, #200, Atlanta, GA 30339; Contract #0569-001

Brokerage of: Lockhart Commercial Center, 2 - 15,000 sf warehouses in Ft. Lauderdale, Florida

Environmental Consulting: Phase I Environmental Contracts

Contact: Robert C. Young (404) 953-7700

REAL ESTATE RECOVERY

14 Pidgeon Hill Drive, #300, Sterling, VA 22170

Contact: Vivian Breitel (713) 952-9246

Site Supervisor: H. Ed Patterson

MIF Due Diligence: 1/93 - 3/93, MO; 11/92 - 2/93, OH; 3/93 - 4/93, MN

PRICE WATERHOUSE

(3,000 Assets in the Land Fund Due Diligence through the Tampa and Dallas Offices)

CONTRACT REFERENCES AND CAPABILITIES

400 North Ashley, #2800, Tampa, FL 33602
Contact: Nick Cammerano (813) 223-7577
Site Supervisor: Prescott Lee Goud
RTC Land Fund Due Diligence: 11/92 - 1/93, FL

1700 Pacific Avenue, Dallas, TX 75201-4698
Contact: Dick Behrens (214) 922-8040
RTC Land Fund Due Diligence: 12/92 - 6/93, TX

3000 Hadley Road, S. Plainsfield, NJ 07080
Contact: Richard Avery (202) 728-5168
Site Supervisor: Helen Grupe
"War Room" Due Diligence: 1/93 - 6/93, NJ (26 Assets); 4/93, FL

KENNETH LEVENTHAL & COMPANY

2100 Ponce de Leon Blvd., Coral Gables, FL 33134
Contact: Andy Dolkart (305) 376-4830
Site Supervisor: David Merles
Flagler Federal Savings & Loan, Miami, FL
RTC Land Package Asset Valuation: 11/92 - 1/93
Due Diligence: 5/92 - 7/92

GRANT THORNTON

53 State Street, Boston, MA 02109
Contact: Ray Curtis (617) 723-7900
Site Supervisor: Ada Perez
Hollywood Federal Savings & Loan, Hollywood, FL
Non-Performing Loan Audit of 600 files; Commercial Loans \$100,000+
Due Diligence: 11/91 - 4/92

NATIONAL LOAN SERVICE CENTER

Washington, D.C. 20038
Contact: Monique La Flamme
Appraisal work in State of Florida: 1992 – Present