

Pre-Approved List of Market Study Providers*

<p>Appraisal Associates, Inc. 2101 N. Tatnall Street Wilmington, DE Tel: (302) 652-0710 Fax: (302) 652-1098 Contact: Carol L. McKennon e-mail: rhmvalue@aol.com Website: none</p>	<p>Integra Realty Resources, Inc. 3 Park Avenue, 39th Floor New York, NY 10016 Tel: (646) 424-1800 Fax: (646) 424-1869 Contact: George Ward e-mail: gward@irr.com website: www.irr.com</p>
<p>Carmean Group 532 S. Bedford Street or P.O. Box 441 (mail) Georgetown, DE 19947 Tel: (302) 855-1200 Fax:(302) 855-1202 Contact: Harold Carmean e-mail: cokesbury2@aol.com Website: none</p>	<p>Ludwig Corporation 925 Fayette Street Conshohocken, PA 19428 Tel: (610) 828-9000 Fax: (610) 828-9440 Contact: Barry Ludwig, President e-mail: bsl@e-ludwig.com Website: none</p>
<p>Cornerstone Appraisal Group, Inc. 101 Briar Lane Newark, DE 19711 Tel: (302) 368-9020 Fax: (302) 368-9102 Contact: Jeffrey H. Merrick, MAI e-mail: jm8995@aol.com</p>	<p>Novogradac & Company LLP 4520 East West Highway, Suite 615 Bethesda, MD 20814 Tel: (240) 235-1701 Fax: (240) 235-1702 Contact: Blair Kincer, Partner E-mail: blair.kincer@novoco.com Website: www.novoco.com</p>
<p>Danter Company 363 E. Town Street Columbus, OH 43215 Tel: (614) 221-9096 Fax: (614) 232-0601 Contact: Yvonne Gould e-mail: yvonneg@danter.com website: www.danter.com</p>	<p>Real Estate Strategies, Inc. 63 Chestnut St., Suite 6 Paoli, PA 19301 Tel: (610) 240-0820 Fax: (610) 240-0822 Contact: Elizabeth Beckett e-mail: ebeckett@resadvisors.com Website: www.resadvisors.com</p>
<p>Dover Consulting Services, Inc. 555 E. Loockerman Street Dover, DE 19901 Tel: (302) 736-1365 Fax: (302) 736-2715 Contact: Mr. Chick Darrell e-mail: cdarrell@mcginnisrealty.com website: www.mcginnisrealty.com</p>	<p>Vogt Santer Insights, Ltd. 1310 Dublin Road Columbus, OH 43215 Tel: (614) 224-4300 Fax: (614) 225-9505 Contact: Rob Vogt E-mail: robv@vsinsights.com Website: www.vsinsights.com</p>

<p>John Wall & Associates P.O. Box 1294 Cary, NC 27512 Tel: (919) 233-0670 Fax: (919) 233-9477</p>	<p>Real Property Research Group 10400 Little Patuxent Parkway Suite 450 Columbia, MD 21044 Tel:(410) 772-1004 Fax (410) 772-1110 Contact: Robert M. Lefenfeld e-mail: Bob@RPRG.net Website: www.RPRG.net</p>
<p>S. Patz & Associates, Inc Real Estate Consultants 46175 Westlake Drive Contact: Stuart M. Patz/President Tel: (703) 421-8101 Fax: (703) 421-8109 e-mail: SPatzec@aol.com</p>	<p>Allen & Associates Consulting, Inc. 3116 Glen Summit Drive Charlotte, North Carolina 28270 Contact: Jeff Carroll Phone: 704-905-2276 Fax: 704-708-4261 e-mail: jcarroll@allenadvisors.com</p>
<p>KPMG LLP 1601 Market Street Philadelphia, PA 19103-2499 Contact: Hank Cassidy Tel: (267) 256-7000 Fax: (267) 256-8504 e-mail: hcassidy@KPMG.com</p>	<p>Bowen National Contact: Desiree Johnson 155 E. Columbus St., Ste. 220 Pickerington, OH 43147 Phone: 614-833-9300 Fax: 614-829-6916 Email: desireej@bowennational.com Website: www.bowennational.com</p>
<p>FielderGroup Market Research, LLC PO Box 21986 Lexington KY 40522 859-276-0000 Elizabeth Rouse Fielder erfielder@fieldergroup.com</p>	<p>Doyle Real Estate Advisors 1601 Walnut Street Philadelphia, PA 19102 Tel: 215-231-9900 Real Estate Consultant Shelby Schott Email: shelby@doyleadvisors.com</p>