



As of 1-16-08

BIOGRAPHICAL BACKGROUND

Robert V. Hicks, MAI is a real estate appraiser in Boerne, Texas. Mr. Hicks began appraising real estate in the San Antonio metro area in March, 1991 after being a fee appraiser in Houston, Texas for over four years. He began managing the Boerne Branch of Stouffer & Associates in Boerne, Texas in January of 2004.

Robert V. Hicks, MAI obtained his MAI designation as a member of the Appraisal Institute on September 27, 1991.

Robert V. Hicks, MAI was born in Austin, Texas, in 1957. He attended public schools in Austin, prior to attending Blinn Jr. College in Brenham Texas, where he received a full football scholarship. Subsequent to this, Mr. Hicks attended Texas A&M University where he earned a Bachelor of Science in Agriculture Education. Upon graduation, Mr. Hicks taught Vocational Agriculture at Ozona High School in Ozona, Texas, for 3½ years before returning to Texas A&M University and earning a Master of Agriculture in Land Economics and Real Estate. Mr. Hicks is also involved in the family ranch in Bandera County, Texas.

EDUCATION

Bachelor of Science (Agriculture Education):

Texas A&M University (1980)

Master of Agriculture (Land Economics and Real Estate):

Texas A&M University (1986)

DESIGNATIONS AND CERTIFICATIONS

Member of the Appraisal Institute (MAI), Membership No. 9064

State Certified General Real Estate Appraiser, Certificate No. TX-1320363-G

RECENT COURSES AND SEMINARS

05/25/01: Partial Interest Valuation-Undivided
12/03/01: Residential Sales Comparison Approach
05/03/02: Outlook for Texas Rural Land Markets
02/21/03: Uniform Standards of Professional Practice - Course 400
09/13/04: Uniform Standards of Professional Practice - Course 400
09/14/04: Subdivision Analysis Seminar
06/30/05: What Clients Would Like Their Appraisers to Know
07/01/05: Analyzing Commercial Lease Clauses
07/29/05: The Art/Science of Real Estate Feasibility Analysis
12/09/05: Scope of Work: Expanding Your Range of Services
12/10/05: The Road Less Traveled: Special Purpose Properties
07/21/06: 15-Hour National USPAP Course
08/15/06: Business Practices and Ethics
11/07/06: Uniform Appraisal Standards For Federal Land Acquisitions (Yellow Book)

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PROFESSIONAL ORGANIZATIONS

Member	1986-08	Society of Texas A&M Real Estate Professionals
Member	1993-08	Panel member to review experience credits for Appraisal Institute candidates in the San Antonio Chapter
Member	1994-98	Regional Ethics & Counseling Panel of the Appraisal Institute
Chairperson	1994-98	Professional Standards & Ethics Education Committee in the San Antonio Chapter of the Appraisal Institute
Director	1996-98	Director for the San Antonio Chapter of the Appraisal Institute

CIVIC AND COMMUNITY ORGANIZATIONS

Robert V. Hicks, MAI has been involved in numerous civic/ community and non-profit organizations in the various areas he has lived. He is currently an elder for St. Mark Presbyterian Church in Boerne, Texas.

PROPERTY TYPES APPRAISED

Robert V. Hicks, MAI has appraised and reviewed thousands of non-residential commercial appraisals in his 21+ year career on various properties in Houston, Dallas, Fort Worth, San Antonio, Austin, El Paso, Midland, Brownsville, McAllen, Laredo, Corpus Christi, Oklahoma City, and many other locations throughout the state of Texas. This includes a total of 100+ different Texas counties, generally 20 to 30 separate counties each year. Consultation services in the Real Estate industry performed by Robert V. Hicks, MAI have included litigation support, expert witness testimony at special commissioners hearing and jury trial, feasibility studies, tax assessment review, cost estimates for insurable value, square footage analysis and appraisal reviews. A list of the property types appraised by Robert V. Hicks, MAI include the following:

Vacant land (various types)	Motel/ Hotel
Subdivision (various types)	Restaurant
Retail Building	Aircraft Hangar
Shopping Center	Aviation Facility
Industrial Building	Entertainment Theme Park
Manufacturing Facility	Day Care Center
Office Building	Service Station
Medical/ Dental Office Building	Convenience Store
Apartment/ Multi-family	Bank Building
Condominium	Trucking/ Freight Terminal
Residential	Mini Storage Facility
Farm & Ranch	Mobile Home Park
Guest & Dude Ranch	Church
Car Wash Facility	Funeral Home
Car Dealership	Ground Leases
Automotive Facility	Aerial/ Subsurface/ Rights
Private School	Easements (various types)
Lumber Yard	Assisted Living/ Care Facility
RV Park	Veterinary Clinic
Rock Quarry	Fuel Station
Oil Storage Tank	Grain Elevator & Bin
Private Water Plant/ System	Feed Store / Feed Mill
Cave / Mitigation Site	Conservation Easement
Golf Course	Condemnation
Undivided Interest	Right-of-Way (Many types)

Qualifications of Robert V. Hicks, MAI, page 3

Robert V. Hicks, MAI has appraised many farm/ranch/acreage properties through the years including **531** farm/ranch/acreage properties over 100 acres in size in 2001 to 2008. These **531** farm/ranch/acreage properties are located in **45** different counties in the southern, central, eastern and western portions of the state. These properties are summarized as follows:

COUNTY	NO. OF RANCHES	SIZE IN ACRES
Aransas	2	130 / 195
Atascosa	11	1,528 / 4,074 / 510 / 406 / 573 / 104 / 2,717 / 285 / 308 / 202 / 533
Bandera	62	1,318 / 124 / 1,564 / 921 / 1,125 / 582 / 491 / 373 / 348 / 335 / 412 / 1,082 / 132 / 1,507 / 123 / 740 / 390 / 2,728 / 605 / 1,790 / 1,793 / 267 / 2,625 / 356 / 213 / 1,132 / 1,654 / 491 / 433 / 405 / 203 / 107 / 539 / 2,678 / 239 / 183 / 278 / 639 / 127 / 124 / 2,801 / 507 / 1,790 / 107 / 1,134 / 204 / 304 / 444 / 400 / 220 / 119 / 230 / 150 / 573 / 1,132 / 1,134 / 213 / 396 / 2,745 / 2,107 / 373 / 165
Bee	2	2,698 / 547
Bexar	48	641 / 1,474 / 403 / 717 / 856 / 1,466 / 100 / 567 / 171 / 2,005 / 122 / 2,087 / 710 / 856 / 102 / 297 / 339 / 2,317 / 185 / 434 / 137 / 140 / 100 / 179 / 100 / 132 / 216 / 772 / 369 / 100 / 110 / 449 / 556 / 461 / 138 / 105 / 331 / 100 / 2,317 / 192 / 215 / 100 / 452 / 135 / 185 / 424 / 176 / 2,316
Blanco	9	1,489 / 204 / 1,144 / 5,797 / 2,039 / 121 / 735 / 241 / 268
Brewster	2	9,772 / 3,401
Brown	1	1,598
Burnet	5	904 / 1,006 / 341 / 132 / 904
Coleman	1	320
Comal	18	255 / 762 / 144 / 182 / 324 / 108 / 762 / 153 / 517 / 521 / 226 / 295 / 671 / 277 / 633 / 124 / 119 / 239
Dimmit	7	246 / 317 / 334 / 1,767 / 2,015 / 2,493 / 1,902
DeWitt	4	2,013 / 635 / 397 / 633
Duval	4	1,100 / 8,049 / 5,245 / 1,392
Edwards	9	4,110 / 725 / 961 / 375 / 302 / 6,756 / 269 / 1,377 / 504
Frio	15	177 / 5,026 / 993 / 500 / 1,278 / 5,026 / 323 / 463 / 122 / 563 / 1,278 / 448 / 1,530 / 866 / 473
Gillespie	28	1,088 / 138 / 2,338 / 263 / 1,922 / 108 / 327 / 428 / 2,338 / 234 / 134 / 335 / 154 / 302 / 647 / 529 / 335 / 150 / 324 / 115 / 105 / 100 / 237 / 233 / 358 / 1,044 / 365 / 111

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Continued as follows

COUNTY	NO. OF RANCHES	SIZE IN ACRES
Goliad	1	2,585
Gonzales	2	457 / 465
Guadalupe	3	311 / 102 / 138
Hays	4	135 / 437 / 476 / 276
Karnes	2	665 / 143
Kendall	60	474 / 174 / 471 / 399 / 125 / 108 / 710 / 613 / 118 / 313 / 306 / 180 / 474 / 171 / 668 / 4,929 / 149 / 307 / 306 / 120 / 155 / 471 / 471 / 174 / 160 / 174 / 683 / 160 / 163 / 365 / 174 / 264 / 176 / 117 / 159 / 101 / 161 / 559 / 345 / 552 / 1,242 / 108 / 103 / 292 / 404 / 119 / 1,178 / 405 / 420 / 146 / 328 / 458 / 1,242 / 208 / 564 / 867 / 597 / 666 / 362 / 117
Kerr	31	353 / 1,026 / 188 / 385 / 205 / 652 / 540 / 652 / 362 / 315 / 566 / 544 / 294 / 646 / 652 / 851 / 2,200 / 273 / 1,073 / 1,251 / 157 / 703 / 5,642 / 156 / 100 / 144 / 247 / 102 / 302 / 665 / 110
Kimble	5	433 / 1,213 / 710 / 643 / 718
Kinney	9	1,640 / 7,326 / 239 / 4,420 / 510 / 2,694 / 681 / 652 / 3,615
La Salle	11	800 / 2,790 / 800 / 552 / 758 / 605 / 6,870 / 1,763 / 149 / 1,163 / 2,408
Live Oak	4	525 / 1,793 / 525 / 1,208
Llano	1	243
Mason	2	396 / 293
Maverick	3	1,669 / 948 / 2,726
McCulloch	2	399 / 552
McMullen	8	2,991 / 659 / 1,921 / 14,506 / 5,107 / 2,267 / 8,912 / 985
Medina	60	1,518 / 500 / 1,078 / 1,090 / 170 / 1,233 / 2,018 / 315 / 598 / 325 / 210 / 850 / 948 / 362 / 275 / 1,170 / 2,018 / 182 / 203 / 569 / 406 / 322 / 332 / 1,343 / 570 / 490 / 268 / 186 / 829 / 222 / 440 / 490 / 280 / 235 / 1,121 / 831 / 237 / 231 / 238 / 123 / 760 / 2,558 / 240 / 200 / 490 / 351 / 1,807 / 187 / 1,121 / 203 / 100 / 1,060 / 1,260 / 353 / 171 / 212 / 279 / 1,344 / 583 / 143
Nueces	1	298
Polk	1	197

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Continued as follows

COUNTY	NO. OF RANCHES	SIZE IN ACRES
Real	13	416 / 9,289 / 3,042 / 453 / 806 / 610 / 245 / 478 / 2,469 / 1,120 / 3,042 / 1,346 / 5,917
San Saba	1	4,872
Sutton	7	2,483 / 5,720 / 493 / 3,154 / 763 / 1,040 / 1,258
Uvalde	39	2,208 / 1,874 / 333 / 324 / 397 / 5,554 / 1,584 / 986 / 257 / 7,075 / 514 / 257 / 319 / 649 / 376 / 168 / 191 / 373 / 1,357 / 1,045 / 273 / 155 / 2,436 / 589 / 4,400 / 2,697 / 2,657 / 13,192 / 871 / 7,291 / 2,251 / 415 / 456 / 115 / 11,744 / 830 / 4,299 / 17,392 / 1,045
Val Verde	7	8,767 / 3,134 / 8,706 / 4,310 / 391 / 2,210 / 9,349
Webb	5	5,485 / 1,940 / 5,643 / 3,422 / 200
Williamson	2	308 / 346
Wilson	10	167 / 600 / 1,437 / 1,098 / 242 / 186 / 224 / 816 / 269 / 252
Zavala	9	1,769 / 9,239 / 1,138 / 300 / 17,370 / 282 / 1,138 / 1,493 / 2,559
TOTAL	531	628,925 Total Acres

These ranch appraisals represent individual appraisals for individual clients and are not part of a mass appraisal assignment for a pipe line, transmission line, water line, etc.

Therefore, Robert V. Hicks, MAI is very familiar with farm/ranch/acreage type properties with a large amount of experience appraising these types of properties as well as having taught Vocational Agriculture in High School for 3½ years in Ozona, Texas.

Robert V. Hicks, MAI has deep family roots in South Texas with Wilson County being named after his great, great grandfather, James Charles Wilson. Mr. Hicks is also involved with his family ranch in Bandera County near Medina, Texas and is a fourth generation owner as the ranch has been under his family ownership since 1907.