

Atlantic Appraisal Company, Inc.

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November 18, 2004

Lexington Public Library
Mr. Mike Lytle
Facilities Manager
140 East Main Street
Lexington, KY 40507

RE: 423 Space Parking Facility
120 East Main Street
Lexington, KY 40507
AAC #04-218

Mr. Lytle:

As requested, the current market values of the *fee simple and related leased fee* interest in the real property referenced above have been estimated. The property consists of a seven story concrete parking facility with 423 spaces on a 0.629 acre site. Please refer to the Property Description section of this report. These numbers are based on the specifications provided by, the Fayette County public records, and an on site visit by the appraisers.

This is a Complete Appraisal in a Summary Report format which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Complete Appraisal / Summary Report. As such, it presents complete discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value as well as supporting documentation. The appraiser is not responsible for unauthorized use of this report.

The undersigned appraisers assert that they have the knowledge and expertise to undertake and complete a professional appraisal analysis on the above described property, and that the following report complies with their understanding of USPAP with no departures. The following appraisal report sets forth the findings and conclusions, subject to the definitions and general underlying assumptions and limiting conditions contained in this report.

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The estimated exposure time implicit in this valuation is approximately twelve months. To comply with Title XI FIRREA legislation, a reasonable marketing time for the subject has been estimated. After a careful review of the market data, confirmation of all improved sales and conversations with local brokers and officials, it is our opinion that a reasonable marketing time for the subject is a minimum of twelve months. Please refer to Addenda.

Based upon our investigations, the market value of the *fee simple* and *related leased fee* interest in the parking garage real property, located at 120 East Main Street, as of November 12, 2004 was:

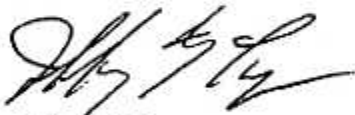
ONE MILLION TEN THOUSAND DOLLARS
(\$1,010,000)

Thank you for the opportunity to be of service in this matter. If you have questions regarding the method of appraisal, or the indicated value, please contact our office.

Respectfully submitted,
ATLANTIC APPRAISAL COMPANY, INC.



David B. Madison



Jeffrey F. Lagrew
KY Certified General Real Property Appraiser #00823
FL Certified General Real Property Appraiser #RZ2191

Attachments