

# **Capabilities and Qualifications**

*Atlantic Appraisal Company, Inc.*

**Real Estate Appraisers and Consultants**

**2355 Huguenard Drive, Suite 202**

**Lexington, KY 40503**

**Phone (859) 273-2060 Fax (859) 273-2061**

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## *Capabilities and Qualifications*

Since our inception in 1990, Atlantic Appraisal Co., Inc., has provided clients with quality appraisal and consulting services at a competitive price. Our staff has a combined experience of more than sixty years in real estate appraising, consulting and development. Dwain Wheeler, KYCGA, serves as president of the firm and Jeff Lagrew, MAI, AI-GRS, MRICS, KYCGA, serves as our vice president. Our staff includes Brad Kear, KYCGA.

Dwain Wheeler works primarily in the field of commercial and industrial property appraisals as well as appraisal review. He also works with property management, insurance, financial accounting standards, and other special use work. Mr. Wheeler is a Practicing Affiliate of The Appraisal Institute.

Mr. Lagrew is the former Assistant Attorney General for the Commonwealth of Kentucky, his work primarily includes commercial and industrial properties, as well as appraisal review, estate planning, tax appeal, insurance, and other special use work including farm and subdivision development. Mr. Lagrew is a Designated Member of the Appraisal Institute and a Designated Member of the Royal Institute of Chartered Surveyors.

Mr. Kear works primarily in the commercial field with concentration on multi-family, residential properties including properties with Low Income Tax Credits, industrial, office, and retail properties with several special purpose properties. He has extensive experience in assignments involving convenience stores, hotels, chain restaurants, churches, and self storage facilities.

The staff at Atlantic Appraisal Company is licensed in Arkansas, Florida, Georgia, Indiana, Kentucky, Minnesota, North Carolina, Ohio, South Carolina, Virginia, West Virginia and Tennessee. Atlantic Appraisal Company travels throughout the United States.

Atlantic Appraisal Company's associates maintain relationships with real estate industry specialists in most of the eastern United States. Our associates can provide real estate appraisals throughout the region without losing nuances of local value patterns. Through our affiliation in over twenty states, we can also provide multiple location appraisals through one office therefore reducing appraisal turn around time and client cost.

*Atlantic Appraisal Co., Inc.*

*Client Reference List*

Mr. Robert Kelly  
Community Trust Bank, N.A.  
100 East Vine Street  
Lexington, Kentucky 40507  
(859) 389-5355

Mr. Jim Amato  
201 East Main Street Suite 1000  
Lexington, Kentucky 40507  
(859) 231-8780

Hon. Douglas P. Romaine  
Stoll, Keenon & Park, LLP  
201 East Main Street Suite 1000  
Lexington, Kentucky 40507  
(859) 231-3000

Mr. Steve Belcher  
Community Trust Bank  
346 North Mayo Trail  
Pikeville, Kentucky 41502  
(606) 437-3287

Mr. David L. Kocourek  
Allstate Life Insurance Co.  
3075 Sanders Road Suite G5C  
Northbrook, Illinois 60062-7127  
(847) 402-0427

Ms. Susan Sams  
Wachovia Bank  
100 North Main Street  
Winston Salem, North Carolina 27101  
(336) 732-5323

Mr. Greg Parsons  
Stites & Harbison  
250 West Main Street  
Lexington, Kentucky 40507-1758  
(859) 226-2300

Mr. David Giles  
Whitaker Bank  
P.O. Box 55439  
Lexington, Kentucky 40544  
(859) 543-4042

Ms. D. Darlene Trimble  
PNC Bank  
101 South 5<sup>th</sup> Street  
Louisville, Kentucky 40202-3101  
(502) 581-7322

Mr. Bobby Ballard  
Traditional Bank  
49 West Main Street  
Mt. Sterling, Kentucky 40353  
(859) 296-0000

Mr. William M. Fleming III  
Branch Banking & Trust Co.  
4600 New Bern Avenue Suite 101  
Raleigh, North Carolina 27610  
(919) 231-6264

Mr George Wallace  
Branch Banking & Trust Company  
200 West Vine Street  
Lexington, Kentucky 40507  
(859) 281-2125

Mr. Al Isaac  
NAI Isaac Commercial Property  
771 Corporate Drive Ste 300  
Lexington, Kentucky 40503  
(859) 224-4000

Mr. Steve Pewitt  
Bellwether Real Estate Capital  
1056 Wellington Way, Suite 160  
Lexington, Kentucky 40513  
(859) 223-7771

Mr. Mark Coffman  
Alltech, Inc.  
3031 Catnip Hill Pike  
Nicholasville, Kentucky 40356  
(859) 855-9613

Mr. Dan Clements, MAI  
Fifth Third Bank  
#38 Fountain Plaza Square  
Cincinnati, Ohio 45263  
(513) 534-7189

## QUALIFICATIONS

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A. DWAIN WHEELER  
CERTIFIED GENERAL REAL ESTATE APPRAISER  
& CONSULTANT

### EMPLOYMENT

President; Atlantic Appraisal Company, Inc. of Lexington, Kentucky from January, 2004 to present. Vice President; Atlantic Appraisal Company, Inc. of Lexington, Kentucky from March, 1990 to December 2003.

Real Estate Sales Associate; The McGoodwin Company, Lexington, Kentucky from April, 1988 to present.

### EDUCATION

University of Kentucky; Business Administration, College of Business & Economics, 1975-1981

Completed the following courses under the American Institute of Real Estate Appraisers:

Course 1-A1	Appraisal Principles (1990)
Course 1-A2	Basic Valuation Procedures (1991)
Course 410-A	Standards of Professional Practice (USPAP)(1995)
Course 420-B	Standards of Professional Practice (Ethics)(1995)
Course 430-C	Standards of Professional Practice (USPAP & Ethics)(1999)
Course 520	Highest & Best Use & Market Analysis (1994)

Completed the following course under the National Association of Independent Fee Appraisers:

Course 2.2	Income Property Appraising II (1991)
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Completed the following from The National Academic Systems Institute, an authorized Kentucky Real Estate Appraisal Board education organization:

Course 307 A	Advanced Residential (1992)
Course 408 B	Environmental Hazards Comm.& Industrial (1992)

Seminars Attended:

AI	National Uniform Standards of Professional Appraisal Practice Update (2014-15)
AI	Appraising the Appraisal-General (2013)
AI	National Uniform Standards of Professional Appraisal Practice Update (2012-13)
AI	Analyzing Tenant Credit Risk & Commercial Lease Analysis (2012)

AI	Business Practices and Ethics (2010)
WEG	National Uniform Standards of Professional Appraisal Practice Update (2010-11)
KREAB	Supervisor / Associate Course (2009)
AI	Business Practices and Ethics (2008)
AI	Forecasting Revenues (2008)
DBA	National Uniform Standards of Professional Appraisal Practice Update (2008)
AI	Uniform Appraisal Standards for Federal Land Acquisitions (2007)
DBA	National Uniform Standards of Professional Appraisal Practice Update (2006)
DBA	National Uniform Standards of Professional Appraisal Practice Update (2005)
DBA	National Uniform Standards of Professional Appraisal Practice Update (2004)
DBA	National Uniform Standards of Professional Appraisal Practice Update (2003)
DBA	National Uniform Standards of Professional Appraisal Practice Update (2002)
AI	Uniform Standards of Professional Appraisal Practice Update (1999)
AI	Appraising for Litigation (1995)

### **PROFESSIONAL DESIGNATIONS/ORGANIZATIONS**

Arkansas Certified General Real Property Appraiser #CG1674N  
 Georgia Certified General Real Property Appraiser #208963  
 Indiana Certified General Real Property Appraiser #CG 40500118  
 Kentucky Certified General Real Property Appraiser #000712  
 Minnesota Certified General Real Property Appraiser #20609933  
 North Carolina Certified General Real Property Appraiser #A5547  
 Ohio Certified General Real Property Appraiser #2013000156  
 Tennessee Certified General Real Property Appraiser #00001979  
 Virginia Certified General Real Property Appraiser #4001 016576  
 West Virginia Certified General Real Property Appraiser #CG 447  
 Practicing Affiliate of The Appraisal Institute #70822  
 Licensed Kentucky Real Estate Salesman #37527  
 Member, Commercial Property Association of Lexington (CPAL)  
 Member, Lexington Sunrise Rotary Club

### **EXPERIENCE**

Originally a native of Lexington, Kentucky, Mr. Wheeler has, since March 1990, served as a Real Estate Appraiser and Consultant to public or private clients in Alabama, Arkansas, Colorado, Florida, Georgia, Illinois, Iowa, Kansas, Kentucky, Louisiana, Michigan, Minnesota, Mississippi, Missouri, New Jersey, New Hampshire, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Virginia, West Virginia and Ontario, Canada. He specializes in commercial and industrial appraising and consulting with special emphasis on income producing and special purpose property.

Mr. Wheeler's background includes real estate brokerage as well as management of residential, commercial, and industrial construction projects. Mr. Wheeler has been a salesman-leasing agent with the McGoodwin Companies Real Estate Firm in Lexington, Kentucky from 1988 to present. Prior to his involvement in real estate, Mr. Wheeler had been involved in the retail clothing business. He served as salesman, manager and buyer for Leonard Cox clothiers and Howard

Miller Clothing from 1979 to 1988.  
A partial list of clients served follows:

ABC Rail Corporation  
Advanced Mining Systems  
Allstate Life Insurance  
American Cyanamid  
Aegon Insurance Company  
Aeroquip Corporation  
Ascencia Bank  
Bank of America  
Bank of The Bluegrass  
Bank One  
Berkshire Life Insurance Company  
Branch Banking & Trust Company  
Capital Advisors Group  
Central Bank & Trust Company  
Central Kentucky Supply  
Chase Bank  
Citizens Commerce National Bank  
Community Trust Bank  
Congress Financial Corp.  
CSX Transportation  
Farmers Bank & Trust Company  
Fifth Third National Bank  
First National Bank  
First State Financial Bank  
Frye Copysystems  
Harbor Steel Corporation  
Hayes Lemmerz International, Inc.  
Heritage Community Bank  
Humana Corporation  
Huntington National Bank  
Integra Bank  
Intercity Products Corporation  
Isaac Commercial Properties  
Kentucky Association of Realtors  
Kentucky Bank  
Kentucky High School Athletic Association  
Knoll Holdings (Foamex Division)  
LaSalle Bank  
Madison Bank  
Mann Industries  
McDonald's Corporation  
Metropolitan Federal Savings and Loan  
National City Bank

NationsBank of Virginia  
NBD Bancorp, Inc.  
New England Mutual Life Insurance  
New York Life Insurance Company  
Nomura Asset Capital Corp.  
North Carolina National Bank  
Pace Realty Advisors  
Peoples Commercial Bank of Winchester  
Pikeville National Bank  
PNC Bank  
Polyloom Corporation of America  
Progressive Bancshares  
Republic Bank  
Resolution Trust Corporation  
U.S. Bank  
Standard Steel Corporation  
Traditional Bank  
Vine Street Trust Company  
Wachovia Bank



## QUALIFICATIONS OF

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### **JEFFREY F. LAGREW, JD, MAI, AI-GRS, MRICS CERTIFIED GENERAL REAL ESTATE APPRAISER**

#### **EMPLOYMENT**

Vice President: Atlantic Appraisal Company, Inc. of Lexington, Kentucky from March 1990 to December 2001 and January 2004 to present.

Assistant Attorney General Commonwealth of Kentucky, Frankfort, Kentucky from January 1996 to December 2003.

Manager –Commercial Investment Division, Century 21 Allen & Associates, Lexington, Kentucky from September 1987 to March 1990

Attorney-Private Practice, Jeffrey F. Lagrew, Attorney, Lexington, Kentucky from May 1984 to March 1990.

#### **EDUCATION**

University of Kentucky; College of Law; Juris Doctor, 1982

University of Kentucky; MBA program 1979

Transylvania University; Bachelor of Arts, Business and Economics, 1978

Completed the following courses under the Appraisal Institute, formerly known as the American Institute of Real Estate Appraisers:

Course 1-A1	Appraisal Principles (1990)
Course 1-A2	Basic Valuation Procedures (1991)
Course SPP-	Standards of Professional Practice (1991)
Course 420	Standards of Professional Practice Part B (1994, 2007, 2010)
Course	General Market Analysis and Highest & Best Use (2007)
Course 510	Advanced Income Applications (1996)
Course 520	Highest & Best Use and Market Analysis (1994)
Course 530	Advanced Sales Comparison & Cost Approaches (1995 & 2009)
Course 540	Research & Report Writing (1996)
Course 550	Advanced Applications (1993 & 2010)
Course	Review Theory - General (2014)

Completed the following courses under the National Association of Independent Fee Appraisers:

Course 2.2	Income Property Appraising II (1991)
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The following are some of Mr. Lagrew's Honors and Activities:

Law School:

Named to the SBA Honor Roll for outstanding service; named to Who's Who in American Law Students, attended summer school at Cambridge University, England.

College:

Named to Dean's List six semesters; Wall Street Journal Award for best student of Business & Economics; named to Phi Beta Lambda Business Honorary three years; Transylvania Investment Club - served as President and Vice President; served as company Advisor for Junior Achievement; served an Internship with J.J.B Hilliard, W.L. Lyons, Inc.;

***The Appraisal Foundation - Appraisers Qualification Board - Member 2008-2014***

***Received the 2001 Governor's Award For Outstanding Service In Crime Prevention from the Kentucky crime Prevention Coalition.***

***Received the 2003 Distinguished Practitioner Award for exceptional efforts on behalf of older people in Kentucky by The Kentucky Association of Gerontology.***

***In 2003, was named the Outstanding Volunteer by TRIAD of Kentucky.***

***Was named the 2000 Prosecutor of the Year for Kentucky and Indiana by the International Association of Financial Crimes Investigators.***

***Commercial Pilot***

***United States Coast Guard Licensed Captain – 100 Ton Masters***

***Boy Scouts of America – Executive Board Member, Blue Grass Council***

### **PROFESSIONAL DESIGNATIONS/ORGANIZATIONS**

Appraisal Institute - MAI Designated Member

Appraisal Institute - AI-GRS Designated Member

Royal Institute of Chartered Surveyors - MRICS Designated Member

Kentucky Certified General Real Property Appraiser #00823

Kentucky Bar Association

Florida Certified General Real Property Appraiser #RZ2191

Florida Bar Association

South Carolina Certified General Real Property Appraiser #6088

## EXPERIENCE

Originally a native of Lexington, Kentucky, Mr. Lagrew has, since 1990, served as a Real Estate Appraiser and Consultant to public or private clients in Kentucky, Alabama, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Kansas, Massachusetts, Michigan, Missouri, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Virginia, West Virginia, and Ontario, Canada. He specializes in commercial and industrial appraising and consulting with special emphasis on income producing and special purpose property. Mr. Lagrew's background includes law, real estate brokerage as well as business consulting and management of residential, commercial properties

A partial list of clients served follows:

Ascencia Bank  
American Founders Bank  
Bank of America  
Bank of The Bluegrass  
Bank of Lexington  
Bank One, Lexington  
Blue Grass Oxygen  
Branch Banking & Trust Company  
California Waterbeds  
Central Bank & Trust, Lexington  
Chase Bank  
Citizens Commerce National Bank  
Community Trust Bank  
Farmers Bank of Frankfort  
Farmers National Bank  
Farwest Savings & Loan Association  
Farmer's Bank & Trust Company  
Fifth Third Bank  
First Security Bank of Lexington  
First Security National Bank & Trust  
Hazard Express  
Human, Inc.  
Hurt, Crosby, & May  
Kentucky Central Life Insurance Co.  
Leitchfield Deposit Bank & Trust Co  
Lexington Public Library  
Liberty National  
Louden & Co.  
The McGoodwin Companies  
Merchants National Bank & Trust  
National City Bank  
Pikeville National Bank  
PBI Bank

PNC Bank  
Regions Bank  
Republic Savings Bank  
Resolution Trust Corporation  
Southwest Community Bank  
Standard Asset Trust Corporation  
Traditional Bank  
Wells Fargo  
Whirlpool Financial Corporation  
Whitaker Bank Corporation

## QUALIFICATIONS OF

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BRAD KEAR

Real Estate Appraiser & Consultant

### EMPLOYMENT

Appraiser; Atlantic Appraisal Company, Inc. of Lexington, Kentucky from 1997 to Present.

Appraiser; Pacific Coast Valuations, of Walnut, California from 1994 to 1997.

Appraiser; California Federal Bank, of Los Angeles, California from 1987 to 1994.

### EDUCATION

Oklahoma Baptist University; Bachelor of Arts, Speech Education; 1983

Completed the following courses under the American Institute of Real Estate Appraisers:

Course 520	Highest & Best Use (2000)
Course 410	Standard of Professional Practice Part A (1998)
Course 420	Basic Income Capitalization (1996)
Course 1-A2	Basic Valuation Procedures (1993)
Course 1-A1	Appraisal Principles (1991)
Course SPP-A	Standards of Professional Practice (1990)
Course SPP-B	Standards of Professional Practice (1990)
Course 520	Highest & Best Use Analysis (1999)

Seminars Attended:

AI	USPAP National Update (2009 & 2010, 2012, 2014)
AI	Cool Tools: Internet (2009)
	The Cost Approach (2008)
	Appraisal Trends (2008)
AI	USPAP National Update (2007)
	Appraisal Review Fundamentals (2007)
	Basic Income Analysis (2006)

AI	Small Hotel/Motel Valuation (2005)
AI	Appraisal of Nursing Facilities (2005)
AI	Basic Compound Interest Concepts (2004)
AI	National USPAP Update (2004)
AI	Information Technology & The Appraiser (2003)
AI	Developing & Growing an Appraisal Practice (2003)
	Dynamics of Office Building Valuation (1998)
AI	The Internet and Appraising (1997)

### **PROFESSIONAL DESIGNATION**

Certified Kentucky General Real Estate Appraiser No. 1798

### **EXPERIENCE**

Mr. Kear moved to Lexington after serving as a Real Estate Appraiser and Consultant to public or private clients in Southern California. He was a senior staff appraiser for several years with California Federal Bank where he specialized in upscale residential dwellings and small income residential buildings. In the latter portion of his career he has focused his appraisal practice on commercial and industrial properties. Prior to his move to Lexington, Mr Kear was employed by the largest appraisal firm in the Los Angeles County area, Pacific Coast Evaluations, located in Walnut, California, a suburban city adjacent to the city of Los Angeles. While in Kentucky Mr. Kear has expanded his experience with multi-family residential including properties with Low Income Tax Credits, industrial, office and retail properties with several special purpose properties. He has extensive experience in assignments involving convenience stores, hotels, chain restaurants, churches, and self storage facilities.