

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- My engagement in this assignment was not contingent upon developing or reporting predetermined results;
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report;
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice and/or the Uniform Appraisal Standards for Federal Land Acquisitions;
- This appraisal was made and the appraisal report prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions
- This appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-114 of the Uniform Appraisal Standards for Federal Land Acquisitions;
- This Appraisal was performed, and this Appraisal Report prepared, in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in Conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute;
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
- I have made a personal inspection of the property that is the subject of this report and all the comparable sales used in developing the opinion of value. The principal date of inspection was DDDD, and the method of inspection was physical interior and exterior observation.
- No one provided significant real property appraisal assistance to the person signing this certification;
- The Appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- As of the date of this report, I, Stephen Lagasse, have completed the affiliate requirements of the continuing education program of the Appraisal Institute.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject to this report within the three-year period immediately preceding accept this assignment;
- It is my opinion that the fee simple market value of the rights, title, and interest in and on the appraised property owned by OWNER, as of EFFECTIVE_DATE, is \$VALUE.

REPORT_DATE

Stephen C. Lagasse

Vermont Certified General Real Estate Appraiser 080-0000213

New Hampshire Certified General Real Estate Appraiser NHCG-247