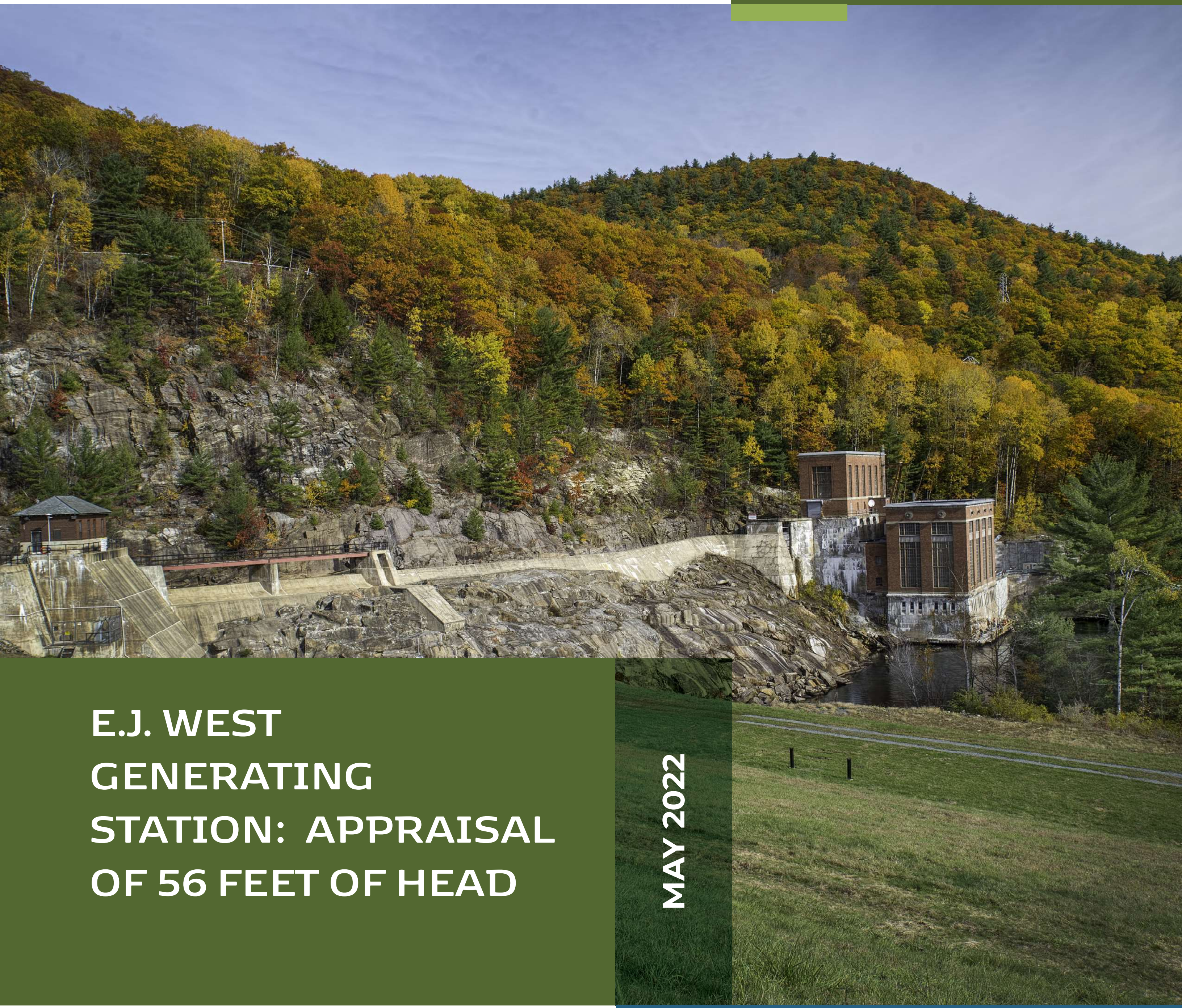
WALDEN ENVIRONMENTAL ENGINEERING

NewGen Strategies & Solutions

REPORT



E.J. WEST GENERATING STATION: APPRAISAL OF 56 FEET OF HEAD

MAY 2022

NEW YORK STATE OF OPPORTUNITY. | Hudson River - Black River Regulating District

Prepared for:
Hudson River-Black River Regulating District
575 Broadway, Third Floor
Albany, NY 12077

May 17, 2022

Mr. John Callaghan
Executive Director
Hudson River – Black River Regulating District
575 Broadway, Third Floor
Albany, NY 12077

Re: E.J. West Generating Station: Appraisal of 56 Feet of Head

Dear Mr. Callaghan:

Walden Environmental Engineering, PLLC (Walden) and NewGen Strategies and Solutions, LLC (NewGen) is pleased to provide Hudson River–Black River Regulating District (HRBRRD) with a final appraisal report for the appraisal to estimate the Fair Market Value of the 56 Feet of Head, as of July 1, 2021.

We appreciate the opportunity to assist HRBRRD in this engagement. If you have any questions concerning this report, please contact us.

Sincerely,

Walden Environmental Engineering, PLLC

DocuSigned by:
Thomas T. Nitza
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Thomas T. (Ted) Nitza, Jr., P.E.
Vice President

NewGen Strategies and Solutions, LLC

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Mike Lane
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Michael Lane, ASA
Partner

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EXECUTIVE SUMMARY

Presented herein is a summary appraisal report (Report) for the appraisal undertaken by Walden Environmental Engineering, PLLC (Walden) and NewGen Strategies and Solutions, LLC (NewGen) of the 56 Feet of Head provided by Hudson River–Black River Regulating District by virtue of the construction of Conklingville Dam on the Sacandaga River.

This appraisal has been conducted for the Hudson River–Black River Regulating District. This Report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

Highest and best use is defined as "the most reasonably probable and legal use of a property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."[1]

The definition of Fair Market Value used in this appraisal report is as follows:

> The price, expressed in terms of cash equivalents, at which property would change hands between a hypothetical willing and able buyer and a hypothetical willing and able seller, acting at arm's length in an open and unrestricted market, when neither is under compulsion to buy or sell and when both have reasonable knowledge of the relevant facts.[2]

Based on our analyses as discussed herein, Walden and NewGen are of the opinion that the Fair Market Value range of E.J. West Hydroelectric Plant is between $15,236,000 and $30,695,000. The Fair Market Value range on HRBRRD’s portion of the River Head is equal to 56/71 of the economic benefits of the estimated future free cash flows derived from the operations of the E.J. West Hydroelectric Plant. This range is $12,017,000 to $24,210,000.

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[1] American Society of Appraisers, *Valuing Machinery and Equipment*, page 570.

[2] Pratt, Shannon P., Robert F. Reilly, and Robert P. Schweihs. *Valuing a Business: The Analysis and Appraisal of Closely Held Companies, Fourth Edition*. New York: McGraw-Hill, 2000, Appendix A, International Glossary of Business Valuation Terms, page 913.
See also American Society of Appraisers. *Valuing Machinery and Equipment: The Fundamentals of Appraising Machinery and Technical System, Second Edition*. Washington, DC: American Society of Appraisers, 2005, Glossary of Terms, page 566.

Section 1
PREMISE OF THE APPRAISAL

Walden and NewGen were retained to conduct the appraisal to estimate the Fair Market Value (FMV) of the 56 Feet of Head (Assets or Subject Property) provided by Hudson River–Black River Regulating District (District or HRBRRD) by virtue of the construction of Conklingville Dam on the Sacandaga River (Head) and used in the production of hydroelectric power at the E.J. West Hydroelectric Plant (Facility) owned by Erie Boulevard Hydropower, L.P./Brookfield Renewable Power, Inc. (Erie). The Facility relies on the Subject Property and an additional 15 feet of head, as available, owned by Erie to operate the Facility. The economic benefits derived from the Facility's operations are a function of the feet of head. Walden and NewGen estimate that the FMV of the Facility is allocable to the Subject Property and based on the District's percentage of ownership of the 71 feet of total head. This is discussed in greater detail in Section 2 of this Report.

In undertaking this study and analyses required to provide an opinion with respect to the FMV of the Facility, we relied on generally accepted valuation methods and procedures. This appraisal report was prepared in conformance with the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation (extended through December 31, 2022).

Date of Valuation

The FMV of the Subject Property was estimated as of July 1, 2021.

Date of Appraisal Report

The date of this appraisal report is May 17, 2022.

Definition of Fair Market Value

The definition of FMV used in this appraisal report is as follows:

> The price, expressed in terms of cash equivalents, at which property would change hands between a hypothetical willing and able buyer and a hypothetical willing and able seller, acting at arm's length in an open and unrestricted market, when neither is under compulsion to buy or sell and when both have reasonable knowledge of the relevant facts.[3]

Property Interests Appraised

This appraisal evaluates the property with no restrictions, indebtedness or other encumbrances. A description of the Assets can be found in Section 3 of this Report.

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[3] Id

See also American Society of Appraisers. *Valuing Machinery and Equipment: The Fundamentals of Appraising Machinery and Technical System, Second Edition*. Washington, DC: American Society of Appraisers, 2005, Glossary of Terms, page 566.

Analysis of Highest and Best Use

Highest and best use is defined as "the most reasonably probable and legal use of a property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."[4] In our opinion, the highest and best use of the Assets are their current use, to provide water for use in the generation of hydroelectricity.

Purpose and Intended Use of Appraisal

The purpose of the appraisal is to determine the FMV of 56 Feet of Head in accordance with the applicable laws, statutes and the USPAP. The appraisal is intended to be used only by the Client and HRBRRD in their evaluation of the economic benefit Erie receives from the 56 Feet of Head at the Facility.

Scope of Services

At the request of HRBRRD, Walden and NewGen performed an independent appraisal to determine the FMV of the 56 Feet of Head as of July 1, 2021. In undertaking the studies and analyses required to provide an opinion with respect to the FMV of the Assets, Walden and NewGen have relied on generally accepted valuation methods and procedures in accordance with USPAP. In performing the appraisal, Walden and NewGen considered the income and sales comparison approaches to value, which are two of the three generally accepted approaches to valuation. The Scope of this appraisal assignment was limited to these approaches to value from discussions with the District and our review of the applicability of the cost approach to the scope of work required to deliver credible results for this assignment. We did not rely on the cost approach to value as the cost of the Facility does not have a strong correlation to the future economic benefits of the Subject Property of this assignment. The results of Walden and NewGen's analyses and indicators of value developed are described in Section 4 of this appraisal report.

Research Undertaken

Walden and NewGen's opinions set forth, herein, are based on information provided by the District, other information generally available, and studies and analyses undertaken by NewGen, all of which are basic to and in support of NewGen's opinion regarding the FMV of the 56 Feet of Head. The studies and analyses undertaken in preparation of the opinions contained herein have been performed in accordance with USPAP as promulgated by the Appraisal Standards Board of the Appraisal Foundation. These studies and analyses included a site visit and investigations and review of certain documents relating to the Facility.

[4] American Society of Appraisers, *Valuing Machinery and Equipment*, page 570.

Section 2
ASSUMPTIONS, CONSIDERATIONS AND LIMITING CONDITIONS

In the preparation of this Report, we have made certain assumptions and used certain considerations with respect to conditions which may exist or events which may occur in the future. While we believe these considerations and assumptions to be reasonable based upon conditions known to us as of the date of this Report, they are dependent upon future events and actual conditions may differ from those assumed.

While we believe the use of such information and assumptions to be reasonable for the purposes of this Report, we offer no other assurances with respect thereto, and some assumptions may vary significantly due to unanticipated events and circumstances. To the extent actual future conditions differ from those assumed herein or from the assumptions provided by others, the actual results will vary from those estimated.

The conclusion and opinions found in this Report are made expressly subject to the following conditions and stipulations:

- Extraordinary Assumptions[5]
  - Walden and NewGen made the extraordinary assumption that the value of the 56 Feet of Head is equal to 56/71, or 79 percent, of the FMV of the E.J. West Hydroelectric Plant.
  - The purchaser[6] of the Facility can and would maintain or extend the useful life of the existing Facility through rehabilitation and good maintenance practices. Walden and NewGen assume that with the right operating regime, maintenance plan and rehabilitation investments, as identified in the income approach, the existing Facility can continue in service without significant service interruption or costly emergency repair.
- Walden and NewGen assumed that the Facility's range of value is a direct function of whether the Facility is relicensed prior to the expiration of the current operating license. Walden and NewGen understand that the current operating license expires in 2042. We assume that the Facility will be relicensed prior to the expiration of the current operating license. Our analysis also considers a scenario in which the Facility's operations cease at the end of the current operating license.
  - The lower bound of the Facility's range of value assumes the Facility's discontinues operations concurrent with the expiration of the current operating license.
  - The upper bound of the Facility's range of value assumes the Facility will be relicensed and continue operating indefinitely.
- Neither Walden nor NewGen relied on the cost approach to value for this appraisal assignment. The Scope of this appraisal assignment was limited to the indicators of value under the income and sales comparison approaches as detailed in Section 1 of this report.
- No responsibility is assumed by Walden or NewGen for matters that are legal in nature, nor does Walden or NewGen render any opinion as to the title, land and/or land rights, which are assumed to be good and marketable. No opinion is intended to be expressed for matters that would require

[5] Extraordinary assumptions, in the context of this analysis, are statements that are believed to be true but, if found to be false, could alter the opinions or conclusions of value. (USPAP Definitions)
[6] The definition of a buyer, according to the Definition of Fair Market Value in Section 1 of this report, is synonymous with a purchaser and used interchangeably in this report.

specialized investigation or knowledge beyond that normally used by an appraiser engaged in valuing the type of system described in this Report.

- NewGen made no determination as to the validity, enforceability, or interpretation of any law, contract, rule, or regulation applicable to the Facility and their operation. However, for the purposes of this Report, NewGen assumed that all such laws, contracts, rules, and regulations will be fully enforceable in accordance with their terms as NewGen understands them and that the operators of the Facility will operate Facility in accordance with all applicable laws, contracts, rules, and regulations. NewGen assumed that the Facility conforms to all applicable zoning and use regulations and restrictions.
- Walden and NewGen assume there are no hidden conditions that would make the Facility more or less valuable.
- All exiting liens and encumbrances have been disregarded and the value of the Facility were appraised as though free and clear and under responsible ownership.
- Certain assumptions have been provided by third parties, including, but not limited to, the values of projected monthly market clearing prices for energy, capacity, renewable energy credits, projected fixed and variable expenses, relicensing expenses, and the relicensing expense. NewGen reserves the right to adjust the results in this Report as may be required by changes to third party assumptions.
- NewGen assumed a reasonable long-term inflation rate for the Facility to be 2.1 percent per year based on the long-range consensus forecast of the Consumer Price Index (CPI) published in the March 12, 2021 issue (Volume 46, No. 3) of the *Blue Chip Economic Indicators*.
- NewGen assumed that an average useful life of 111 years for the system was appropriate and was based on prior NewGen depreciation studies, statistical analyses, and experience.
- NewGen assumed that annual capital additions would be required to maintain the Facility and keep it operating efficiently. This annual expense was assumed to be straight-line physical depreciation of the facility.
- Income Taxes were calculated using an effective Federal and State rate of 26.1 percent (21 percent Federal Tax Rate and 6.25 percent State Tax Rate).
- Taxes other than Income Tax were calculated using the Capitalized Value of Free Cash flows times a 62 percent New York assessment rate of fair market value times 1.52 percent assumed ad valorem rate for Saratoga County, New York.
- It was assumed that a typical purchaser of the Facility would seek a return on capital similar to that of an IOU. For the analysis included in the Report, NewGen assumed that the return on equity range, used in the calculation of the discount factors, to be 11.85 to 11.87 percent for the Facility. The lower bound of the return on equity range was developed using Center for Research in Security Prices (CRSP) risk and size premia. The upper bound of the return on equity range was developed using Duff & Phelps (D&P) risk and size premia.
- The cost of debt used to develop the discount rate is assumed to be 3.82 percent based on an analysis of recent corporate bond interest rates.
- The Weighted Average Cost of Capital (WACC) used in the calculation of the Capitalized Value of Free Cash Flow was the average of the D&P and CRSP approaches to Capital Asset Pricing Model WACC. This was approximately 8.2 percent for the Facility. NewGen assumed the average of the WACC approaches was the most reasonable estimation of the hypothetical IOU cost of capital due to the

range in equity cost between the two approaches. Both the CRSP and D&P risk and size premia are generally accepted approaches to estimating the cost of equity for investor-owned companies that are not actively traded on public exchange. NewGen did not find evidence to indicate that either of the cost of equity approaches should be rejected.

- The Capitalization Rate applied to the free cash flow is equal to the WACC less the growth rate of future earnings. NewGen assumed that the growth rate of future earnings would be equal to the general rate of inflation. This results in a Capitalization Rate of 6.1 percent.
- The range of values under the income approach are based on the capitalization of free cash flows for the years remaining on the Facility's current operating license and an additional scenario that assumes the Facility's operating license is renewed and operations continue indefinitely.
- The nameplate capacity of 22.1 MW was utilized for the generation unit.
- NewGen relied on monthly around the clock market clearing prices for the New York ISO (NYISO) Hudson Valley G Zone as forecasted by S&P Global Market intelligence.
- NewGen relied on monthly capacity prices for the NYISO Hudson Valley G Zone as forecasted by S&P Global Market intelligence.
- NewGen relied on monthly renewable energy credit prices for the NYISO Hudson Valley G Zone as forecasted by S&P Global Market intelligence.
- NewGen assumed it was reasonable to use $71,225, in 2019 dollars, per MW of capacity as a base to estimate likely relicensing fees for the Facility. This relicensing expense is based on NewGen's experience with appraisals and other economic studies with similar hydroelectric generation assets.
- The relicensing expense was assumed to be incurred on an even annual basis over the course of calendar years 2039 through 2040. These expenses were escalated to nominal dollars at the long-term inflation rate. The expenses were discounted back to present value at the estimated weighted average cost of capital. The present value of this expense stream is deducted from cash flows prior to the capitalization of the free cash flow under the relicensing scenario. This is further detailed in the attached Exhibit 1.
- Mr. Ted Nitza, P.E. of Walden and Mr. Mike Lane, ASA, Partner at NewGen, performed a limited field review of the System on May 14, 2021. Based on Mr. Nitza's and Mr. Lane's observations of the visible equipment, the Facility appeared to be in average condition for a plant of comparable type.
- The Facility appears to be in typical condition for plants of comparable type and age. Walden and NewGen assume that there are no hidden or unapparent conditions that would make the Facility more or less valuable.
- Based on Walden and NewGen review, NewGen believes that the Facility has been operated in a reasonable and prudent manner consistent with industry practice. NewGen assumes that the Facility will continue to be operated in a reasonable and prudent manner consistent with industry practices.
- Walden and NewGen assume that the Facility is in compliance with all federal, state, and local environmental laws and regulations at the date of valuation. No soil analyses or geological studies were ordered or made in conjunction with this Report, nor were any investigations of water, oil, gas, coal, or other subsurface mineral and use rights or conditions.

Section 3
PLANT DESCRIPTION AND CONDITION ASSESSMENT

Description of the Facility

The E.J. West Generating Station is located downstream from the Conklingville Dam on the Sacandaga River in Saratoga County, New York. The Facility uses two Hydraulic Turbines to generate electricity. Its current operating capacity is 22.1 Mega Watts (MW) and has been in service since 1930. The Facility's current licensing is planned to expire in 2042, giving the facility approximately 20 years to either relicense or to shut down its operation.

Condition of the Facility

Per the scope of services, Walden and NewGen performed limited field reviews of the Facility which was limited to visual and external observations only. Based upon the findings of the field review, Walden and NewGen are of the opinion that the Facility has been maintained and kept in adequate working order and condition. It was assumed that the Facility will continue to be operated in a reasonable and prudent manner consistent with industry practices and that the Facility is in average condition for plants of comparable type and age. Walden and NewGen assumes that there are no hidden or unapparent conditions that would make the Facility more or less valuable.

Section 4
FAIR MAKET ANALYSES

Introduction

There are three generally accepted valuation approaches that can be used to estimate the Fair Market Value of the property: The Cost Approach; the Income Approach; and the Sales Comparison Approach. Walden and NewGen considered the applicability of all accepted valuation approaches and are of the opinion that the applicable approaches for this assignment are the Income and Sales Comparison approaches to value.

The Income Approach considers value in relation to the present worth of future benefits derived from ownership and is usually measured through the capitalization of a specific level of income.

The Sales Comparison Approach assesses value based on recent fair market value sales of similar systems under similar circumstances.

Please refer to Report Exhibits 1 – 3 provide additional detail on the calculations used to allocate the District's portion of the indicated value under each approach.

Income Approach

The Income Approach considers value in relation to the present worth of future benefits derived from ownership and is usually measured through the capitalization of a specific level of income. Under the One-Step Discounted Cash Flow (DCF) method, the income of the Facility is estimated by capitalizing the net cash flow associated with the Facility for a one-year period by an appropriate capitalization rate.

NewGen developed the projected net cash flow for the Facility by calculating the Facility's revenues and expenses. The Facility's revenues were estimated using the monthly around-the-clock energy, capacity, and renewable energy credit prices. These prices were applied to implied generation as derived from historical average capacity factors. Operating and Maintenance expenses were developed using historical data from the S&P Global Market Intelligence Platform. NewGen also included capital expenditures that are necessary for the Facility to operate.

Because of the extraordinary assumption by NewGen that the Facility will not renew its licensing, the numerator in the Equation (1) below reflects the projected annual net cash flows for the remaining term of the Facility's current operating license. The denominator in the equation below capitalizes these cash flows at the Capitalization Rate to arrive at the indication of value under the Income Approach. This is shown in Equation (1) below.

$$(1) \quad DCF = \frac{\textit{(Net Free Cash Flow)*(1-(1+Long Term Growth Rate)\^{}(Remaining Licensing Years)}}{\textit{(WACC - Long Term Growth Rate)}}$$

The upper bound of the FMV range indicated under the Income Approach does assume that the Facility will renew its licensing and will continue to operate indefinitely. The relicensing expense, as discussed in

Section 2 of the Report and the attached Exhibit 1, is included in the relicensing scenario. This is shown in Equation (2).

$$(2) \quad DCF = \frac{(Net\ Free\ Cash\ Flow)}{(WACC\ \text{-}\ Long\ Term\ Growth\ Rate)}$$

Scenario	Indicated Value
Facility Does Not Relicense	$15,236,000
Facility Does Relicense	$30,695,000

Sales Comparison Approach

Sales Comparison Method

The Sales Comparison Method includes the review of recent sales of similar facilities between a willing buyer and a willing seller, who are unrelated, as an indication of the general market price for such facilities.

In the case of distribution facilities, and utilities in general, comparing sales of systems is a dubious undertaking. No two utilities are exactly alike – the technologies employed differ; the customer composition, use, and growth all differ; and the regulatory environments sometimes differ. All of these potential differences make the adjustments necessary to compare two different utilities exceedingly difficult under the Comparable Method. Further, the motivation of each party to a transaction can affect the negotiation and the terms of the sale. For instance, strategic objectives are sometimes the driving motivator for transactions. These objectives are often kept confidential and, therefore, are not available to an appraiser for evaluation. Thusly, few public utility appraisers rely heavily on the Sales Comparison Approach. For these reasons, we rejected the Comparable Method as a valid indicator of value in this appraisal.

Nonetheless, we reviewed a list of hydroelectric system transactions within the United States. We found eleven transactions to be comparable to the Assets in terms of either customer or rate base, geography, or timeliness of transaction. In our opinion of this transaction, its comparability is limited to "guidelines" to what might be anticipated on the open market and cannot be relied upon as an expectation for any sale of the assets. Factors underscoring this qualification include the differences in regulatory environments, size of the utility in question, customer base served, and regional economic climate. Our analysis of these transactions focused on the median dollar amount paid per kilowatt (kW) of capacity of the acquired systems (shown in Exhibit 4). NewGen applied the price per kilowatt to the capacity of the Facility, which resulted in a valuation of approximately $39,289,000.

Sales Comparison Approach	
Median Price per kW	$1,778
Facility Capacity (MW)	22.1
Facility Value	$39,289,000

Section 5
CONCLUSIONS

Fair Market Value

The results of our analyses of the estimated Fair Market Value of the Facility and the District's portion of the Facility's FMV based on the Subject Property percentage of the total feet of head (56'/71') as of July 1, 2021 are summarized in Table 5-1. The District's portion of the Facility is calculated by multiplying the Facility's indicated value by 56/71, or 79 percent. Report Exhibits 1 – 3 provide additional detail on the calculations used to allocate the District's portion of the indicated value under each approach.

Table 5-1
Summary of Value Indicators

Value Indicators	Facility	District's Portion (56 Feet of Head)
Sales Comparison Approach (1)		
Sales Comparison Indicated Value	$39,289,000	$30,989,000
Income Approach	Detailed Below	Detailed Below

Notes:
(1) The Sales Comparison Approach was not relied upon

After careful consideration of the indicators of value developed under the various approaches, given the relative strengths and weaknesses of each, and based on our studies and analyses and the assumptions used therein, including the information provided by others upon which we have relied, we are of the opinion that a purchaser would be willing to purchase Facility for a price between the value of all prospective future cash flows. It is also important to consider both of the scenarios as they relate to the expiration and potential renewal of the Facility's operating license. These scenarios are most accurately reflected under the income approach to value. A buyer, evaluating the Facility on a purely financial basis, should not be willing to pay more than the value of future cash flows. Therefore, we are of the opinion that the range of the indication of value under the Income Approach best represents the FMV of the Facility.

Income Approach Scenario 1 - Facility is Relicensed

Scenario 1, which assumes that the Facility is relicensed, indicates an approximate FMV of the Facility of $30,695,000 (rounded to the nearest $1,000). The FMV of the District's portion of Head is equal to 56/71, or 79 percent, of the FMV of the Facility. Therefore, the approximate indication of value under the income approach of the District's portion of Head is $24,210,000.

Table 5-2
Scenario 1 Value Indicators

Value Indicators	Facility	District's Portion (56 Feet of Head)
Income Approach		
Direct Capitalization	$30,695,000	$24,210,000

Income Approach Scenario 2 - Facility is <u>not</u> Relicensed

Scenario 2, which assumes that the Facility is not relicensed would result in a lower indication of value. The approximate minimum indication of FMV of the Facility in Scenario 2 is $15,236,000 (rounded to the nearest $1,000). The FMV of the District's portion of Head is equal to 56/71, or 79 percent, of the FMV of the Facility. Therefore, the minimum approximate indication of value under the income approach of the District's portion of Head under Scenario 2 is $12,017,000.

Table 5-3
Scenario 2 Value Indicators

Value Indicators	Facility	District's Portion (56 Feet of Head)
Income Approach		
Direct Capitalization	$15,236,000	$12,017,000

Annual Payments

NewGen amortized the Facility's FMV over 20 years to calculate the annual payments from Erie to the District to compensate the District for the additional 56 Feet of Head provided by the construction of Conklingville Dam on the Sacandaga River. The range on the annual payments is subject to whether or not the Facility does relicense after its current licensing expires in 2042. The annual payment is calculated by multiplying the Facility's amortization by 56/71, or 79 percent. The indicated annual payments under Scenario 1 are approximately $2,503,000. The indicated annual payments under Scenario 2 are approximately $1,242,000. The annual payments indicated by scenario are detailed in Table 5-4.

Table 5-4
Summary of Annual Payments

Item	Facility Does Relicense	Facility Does not Relicense
Total Facility Amortization	$3,173,000	$1,575,000
District's Portion of Head (56/71)	79%	79%
Indicated Annual Payments	$2,503,000	$1,242,000
Annual Payments as of July 1, 2021	**$2,503,000**	**$1,242,000**

Notes:
(1) Table values may not exactly equal exhibit values due to rounding.

Section 6
APPRAISAL CERTIFICATION

I, the undersigned, certify that, to the best of our 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 NewGen's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice (2020-2021 Edition) (extended through December 31, 2022).*
- I have made a personal inspection of the property that is the subject of this report on May 14, 2021.
- Zak Wright, ASA (Manager at NewGen), Nick Coomer (Consultant at NewGen) and Ted Nitza, P.E. (Vice President at Walden) provided significant personal property appraisal assistance to the person signing this certification.

Respectfully submitted,

NewGen Strategies & Solutions, LLC

DocuSigned by:
Mike Lane
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Michael Lane, ASA, Partner
May 17, 2022