

**Restricted Use Appraisal Report of the Landwest Wind Farm
IMPROVEMENTS ONLY**

**Owned by Landwest, Inc
Company Code: 102600**

T. Wethersfield (565000)

SBLs:

107.-2-2.1

106.-2-57./2

107.-2-24./1

**Client:
Town of Wethersfield**

Valuation As Of July 1, 2016

Taxable Status Date March 1, 2017

Fee Simple Market Value of Plant Advisory Appraisal Improvements Only:

\$8,014,500

The final value above is a prospective value as of the future taxable status. This appraisal includes the assumption that the plant is operating as public utility property as of taxable status date. Also, please note that for assessment purposes, this value is for the subject improvements only without land value.

Date of Report:

9/22/2016

Highest and Best Use Analysis

In New York State, property must be assessed based on its inventory as of the taxable status date and may not be assessed based upon some contemplated future use. This appraisal is for ad valorem purposes, and the appraiser has assumed that the current use of the subject property is its highest and best use.

Jurisdictional Exception and Appraiser's Work File

The jurisdictional exception, for Advisory Appraisals only, has been invoked and copies of this report have been sent to the property owner and the County Real Property Tax Director in accordance with section 195-2.3 of New York State Office of Real Property Tax Services (NYSORPTS) Rules.

Additional supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's work file in draft form. This report is intended for the client's use only. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser warns that this report cannot be completely understood without additional information and the appraiser is not responsible for unauthorized use of this report.

Definition of Market Value

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller, each acting prudently, knowledgeably, and for self-interest, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of the sale as of a specified date and the passing of title from the seller to buyer under conditions whereby:

- 1) buyer and seller are typically motivated;
- 2) both parties are well informed or well advised, and each is acting in what they consider their own best interests;
- 3) a reasonable time is allowed for exposure in the open market;
- 4) payment is made in terms of cash U.S. dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* Source of the definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC).

Sales History of the Subject Property

There is no current agreement of sale, option, or listing of the subject property as of the valuation date. Also, there have been no recent sale transactions of the subject parcel. The property has been owned by its present owner for a period of time that exceeds three years.

Scope of Work

- An inspection of the subject property.
- Research and collection of market data related to market conditions and market activity.
- A degree of due diligence to determine the existence of apparent adverse conditions.

- Development of the cost approach for peaking units and windfarms.
- If a recent sale of the subject occurred as described in the section above, an analysis of the subject sale was also performed.
- Arriving at a final estimate of value and writing this report.

Reconciliation:

In valuing power plants, ORPTS considers the Income, Sales Comparison and Cost approaches. The approaches contained within this appraisal have been applied and considered in the final reconciled value.

LANDWEST WIND FARM
COST APPROACH, at 7/1/16:

RCN:

Turbines (10 at .65MW each):

\$10,686,000 RCN/KW per US DOE AEO 2016

RCNLD of Improvements:

Percent Good:

75.00%

RCNLD with Profit:

\$8,014,500 IMPROVEMENTS ONLY