

**JUWI Wind  
Prairie Breeze Wind Farm, LLC  
Tipton County, Indiana**

**PROPERTY VALUE IMPACT &  
ZONING COMPLIANCE  
EVALUATION**

**McCann Appraisal, LLC  
March 20, 2013**

## Anti-wind activist or lobbyist?

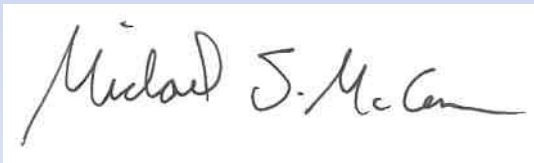
- No !
- Michael McCann is an independent appraiser, bound by USPAP
- Professional opinions are based on objective analysis of empirical data
- McCann asked to testify due to extensive experience regarding wind farm value impacts
- Characterization, claims or allegations to the contrary are *FALSE*

# PVG's are necessary

- Financial gain to developer and landowner/lessor should not be at expense of neighboring property owner equity.
- If applicant believes claim of no property value impact, then there will be no significant impact to them with a PVG requirement or condition.
- Several Illinois counties and numerous examples nationwide have required some form of PVG, for wind farms, landfills, etc.
- LBNL author recognizes need for PVG's to manage risks (*LBNL often cited as study claiming no value impact!*)

# CERTIFICATION

- The undersigned, representing McCANN APPRAISAL, LLC, do hereby certify to the best of our knowledge and belief that:
- FIRST: The statements of fact contained in this consulting report are true and correct.
- SECOND: The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and represents the personal, impartial and unbiased professional analyses, opinions, and conclusions of the undersigned.
- THIRD: We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to any of the parties involved.
- FOURTH: We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- FIFTH: Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- SIXTH: Our 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.
- SEVENTH: Our analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- EIGHTH: Prior to testimony, a physical inspection was made by McCann Appraisal, LLC of the property that is the subject of this report. The undersigned also utilized photographs, maps and property record card data for characterizing and understanding the character of the subject property:
- NINTH: No one other than the undersigned provided significant real property appraisal assistance to the person signing this certification.
- TENTH: The undersigned McCann Appraisal, LLC has not previously consulted and testified regarding the subject property.
- IN WITNESS WHEREOF, THE UNDERSIGNED has caused these statements to be signed and attested to.

A handwritten signature in black ink on a white rectangular background. The signature reads "Michael S. McCann" in a cursive script.

Michael S. McCann, CRA  
*State Certified General Real Estate Appraiser*  
*License No.553.001252 (Expires 9/30/2013)*