I hereby certify that:

I have personally inspected the realty rights, personalty, and/or outdoor advertising structures herein appraised and that I have also made a personal field inspection of the comparable sales, leases, equipment or structures, relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented in said appraisal or in the data book or report which supplements said appraisal.

To the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed herein are based, is correct; subject to assumptions and limiting conditions therein set forth, or referenced.

I understand that such appraisal may be used in connection with the acquisition or disposal of realty, realty rights, and/or personalty for a transportation improvement project of the with the possible involvement of Federal-aid highway or other Federal funds.

Such appraisal has been made in conformity with the appropriate State laws, regulations and policies and procedures applicable to appraisal of realty, realty rights, and/or personalty for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items that are noncompensable under the established law of said State.

Neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

I have no direct or indirect present or contemplated future personal interest in such property or in any monetary benefit from the acquisition or disposal of such property appraised or the appraisal conclusion.

The reported analyses, opinions and conclusions are limited only by the reported, or referenced assumptions and limiting conditions and are my personal unbiased professional analyses, opinions, and conclusions.

My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, in the appraisal of realty and realty rights except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* required invocation of USPAP’s Jurisdictional Exception Rule.

No one provided significant professional assistance to the person signing this report except as specified herein.

I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the acquiring agency of said State or officials of the United States Department of Transportation and I will not do so until so authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I understand that the agency reserves the right to provide a copy of the appraisal report and any other supporting documentation to anyone requesting such a copy, including potential condemnees and requests under the Missouri Open Meetings and Records Act (Section 610.010 RSMo *et seq*). The appraiser acknowledges that a copy of the report may be provided to the owner of the property, appraised, or their representative.

I have disregarded any increase or decrease in the fair market value of the property to be acquired, prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of owner(s).

My estimate of Just Compensation, Fair Market Value, or other defined value, as shown herein does not include any consideration or allowance for relocation assistance benefits.

I did on      , 20      , afford      , [ ] the fee holder(s), [ ] the fee holder(s) representative, an opportunity to accompany me during my inspection of this property.

There [ ] are [ ] are not tenant-owned improvements affected by the acquisition. I did on      , 20     , afford      an opportunity to accompany me during my inspection of this property. Said last named party is the [ ] owner [ ] owner's representative of tenant-owned improvements.

My opinion of Just Compensation, Fair Market Value, or other defined value, for the acquisition as of      , 20     , is $      based upon my independent appraisal and the exercise of my professional judgment.

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| --- | --- | --- |
|  |  |  |
| DATE |  | SIGNATURE |

|  |  |  |  |
| --- | --- | --- | --- |
| County: |       | Route: |       |
| State Project No.: |       | Federal Project No.: |       |
| Parcel No.: |       |       |       |