

Thomas R. Horner, MAI

President

HORNER & COMPANY, INC. doing business as:

Ohio Real Estate Consultants, Inc.
201 Bradenton Avenue
Dublin, Ohio 43017
614-791-0038 Phone
614-791-8956 Fax
Email: tom@ohiorealestate.org

New Hampshire Real Estate Consultants, Inc.
117 Shaw Hill Road
Andover, New Hampshire 03216
603-780-4739 Phone
603-208-0032 Fax
Email: tom@nh-rec.com

PROFESSIONAL DESIGNATIONS AND AFFILIATIONS

Ohio Real Estate Appraiser Board G.A. Certification #380180
State of New Hampshire Appraisers Board License #NHCG-1003

MAI: Appraisal Institute Member No. 9370
SRA: Appraisal Institute Member No. 2332
AI-GRS: Appraisal Institute – General Review Specialist
ASA: American Society of Appraisers, Senior Member
Affiliate Member: Columbus Board of Realtors
Affiliate Member: National Association of Realtors
Associate Member: Columbus Commercial, Industrial and Investment Realtors (CCIIR)
Ohio Department of Transportation Pre-Qualified For Value Analysis, Appraisal and Appraisal Review

EMPLOYMENT

11/91 – Present: Horner & Company, Inc.
Position: President

1/84 – 10/91: Associated Consultants and Appraisers, Inc.
Position: Senior Appraiser

EDUCATION

1981: Bachelor of Science in Natural Resources
College of Agriculture
Concentration – Forest Resource Management
The Ohio State University, Columbus, Ohio

1990: Masters in Business Administration (MBA)
Capital University, Columbus, Ohio

EXPERT WITNESS EXPERIENCE

- Board of Tax Appeals (State of Ohio)
- Board of Revision (14 Ohio Counties)
- Court of Common Pleas, Delaware County, Ohio
- Court of Common Pleas, Franklin County, Ohio
- Court of Common Pleas, Mercer County, Ohio
- Court of Common Pleas, Ross County, Ohio
- Federal Bankruptcy Court – Columbus, Ohio and Detroit, Michigan
- Ohio Supreme Court (Tax Appeal)

REVIEW APPRAISER CLIENTS

- FirstMerit Bank
- National City Bank – Now PNC Bank
- Huntington National Bank
- Fifth Third Bank
- CF Bank
- Federal Aviation Administration
- Ohio Department of Transportation
- City of Columbus
- City of Dublin

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HORNER & COMPANY, INC. – (Continued)
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SPECIALTY APPRAISAL COURSES

- 1994:** Business Valuation
- 1995:** Business Valuation Part I & II
- 2005:** Review Appraisers and The Use of Appraisal Reports
- 2006:** Analyzing Distressed Real Estate
- 2007:** Appraisal Review for Federal-Aid Highway Programs
- 2007:** Uniform Appraisal Standards For Federal Land Acquisitions: Yellowbook
- 2008:** Ad Valorem Appraisal Practices – Carlile, Patchen & Murphy
- 2010:** Eminent Domain and Condemnation (OL-663)
- 2012:** Valuation of Conservation Easements (Appraisal Institute – Course 797)
- 2013:** Trouble With Easements – WEBRP108 (American Society of Appraisers)
- 2015:** Eminent Domain From Start to Finish (National Business Institute)
- 2017:** Business Practices and Ethics (OL)
- 2017:** Uniform Appraisals Standards For Federal Land Acquisitions: Yellowbook
- 2017:** Review Theory – General (Appraisal Institute)
- 2018:** Appraisal Day Seminar – IRWA Buckeye Chapter 13
- 2018:** 41st Annual Economic Seminar
- 2019:** Forecasting Revenue (OL)
- 2020:** Supervisory Appraiser / Trainee Appraiser Course

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's and SRA's who meet the minimum standards of this program are awarded periodic educational certification. Thomas R. Horner is certified under this program.

ACCOMPLISHMENTS / POSITIONS HELD

- 1973:** Eagle Scout
- 1991 – 1993:** Education Chairperson – Cardinal Ohio Chapter Appraisal Institute
- 1995 – 2006:** MAI Admissions Chairperson – Cardinal Ohio Chapter Appraisal Institute
- 2004:** Guest Lecturer, The Ohio State University
Real Estate Investment Analysis (Finance 771)
- 2007:** Over 10 Years of Membership Aware – Columbus Board of Realtors
- 2007:** Distinguished Service Award – Cardinal Ohio Chapter Appraisal Institute
- 2014:** Presenter – Eminent Domain From Start to Finish National Business Institute Seminar
- 2014:** Presenter – Building a Pipeline-The Legal Perspective National Business Institute – Webinar
- 2015:** Presenter – International Right-of-Way Association – Utility Day
Appraising Power Line Easements and Right-of-Ways
- 2017:** Guest Lecturer, The Ohio State University
Real Estate Law (Appraisal Section)
- 2017-Current:** Rover Pipeline Commissioner, U. S. District Court, Southern District of Ohio

APPRAISER DISCLOSURE STATEMENT
In Compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: Thomas R. Horner, MAI, AI-GRS, SRA, ASA

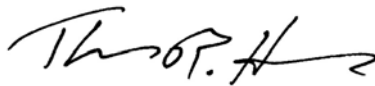
2. Class of Certification/Licensure: Certified General
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: 380180

3. Scope: This report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

4. Services Provided By: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal.



Thomas R. Horner, MAI, AI-GRS, SRA, ASA

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
Cleveland (216)787-3100

George V. Voinovich, Governor

State of Ohio

No. 1432

Nancy Chiles Dir, Director

Department of Commerce

ORIGINAL ISSUE DATE: 8/18/91



Division of Real Estate

CERTIFICATE NO.: 980180

CERTIFIED GENERAL REAL ESTATE APPRAISER

THIS IS TO ACKNOWLEDGE THAT

HORNER, THOMAS R.

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: Thomas R Horner
LICERT NUMBER: 000380180
LIC LEVEL: Certified General Real Estate Appraiser

Department of Commerce
Division of Real Estate & Professional Licensing

CURRENT ISSUE DATE: 05/29/2024
EXPIRATION DATE: 06/18/2025
USPAP DUE DATE: 06/18/2026

HAS QUALIFIED UNDER THE LAWS AND REVISED CODE OF THE STATE OF OHIO AND THE REQUIREMENTS OF THE REAL ESTATE APPRAISER BOARD AND IS A DULY CERTIFIED AND QUALIFIED PERSON TO ENGAGE IN THE PRACTICE OF GENERAL REAL ESTATE APPRAISAL.

Witness the seal of the Ohio Department of Commerce, Division of Real Estate and the signatures of this board this 25th day of August 1998.

Thomas M. Douglas
Chairman

Lawrence A. Hall
Member

Robert J. ...
Member

Dennis J. ...
Member

John R. ...
Member

Donald E. ...
Member

This certificate is not valid unless renewed in accordance with state requirements.