

BT EXHIBIT 7

Allen & Brooks

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Karen B. Moore

October 11, 2005

Tim Nulty
Burlington Telecom
200 Church Street, Suite 101
Burlington, Vermont 05401

Re: Proposed Easement for Burlington Telecom Building

Dear Mr. Nulty:

This letter is intended to provide information to assist you in establishing a rental value for a site and associated rights of way to be used for a new building and facilities for Burlington Telecom. The site is located on a portion of land owned by the City of Burlington School Department, located at 287 Shelburne Street, Burlington.

I am a real estate consultant and appraiser with a practice in Chittenden County. I have extensive experience in the valuation of commercial, industrial and special use properties and the valuation of easements and other partial takings for purposes of eminent domain. I have been requested to review the situation at hand and provide an opinion as to the potential value of the planned site. I have conducted this analysis and submit this letter in the context of a consulting assignment. I have not completed a formal appraisal and this letter is not represented as an appraisal. However, I feel that despite the limited scope of work, the letter will provide some useful guidance for the issues at hand.

At issue is the proposed use of a site and associated rights of way to be used for a small building and associated equipment for Burlington Telecom communications facilities. The City of Burlington school department owns property at 287 Shelburne Street in Burlington and uses it as a garage and facilities building. The proposed easement will provide for a site for the new Burlington Telecom building which measures 30x60, together with associated driveway, small yard area, sidewalk, and pad site for an antenna / satellite dish. The site is estimated to contain an area of approximately 0.19 acres. It will be enclosed by a chain link fence. Utilities, including municipal water and sewer, and electric services will be developed to the site. The site is accessed by an existing private road / drive from which extends west from Shelburne Road, leading to the school department facilities. The proposed site is illustrated on the accompanying sketch.

The City of Burlington presently owns the fee simple interest in the proposed easement area. The purpose of this letter / analysis is to estimate a reasonable level of rent / value associated with the proposed site. This was done through research and a comparison with leases on other sites of this type. Three situations were identified which provide evidence as to the rent level for this type of situation.

City of Burlington to EVermont

There is a pending proposal / agreement between the City of Burlington and EVermont for a site at 645 Pine Street, the location of the Burlington Public Works facility. While a specific area has not been defined / calculated, the general use and area associated with this facility would be fairly similar to the subject. In other words, it is a small pad site with associated easements to be used for a hydrogen production and distribution facility. The agreement requires "rent" of \$3,333 per year or \$10,000 over the 3 year agreement period. In this case, the rent will be paid with an equivalent contribution of services, however, it was negotiated on the basis of its cash equivalency.

Green Mountain Power

Green Mountain Power, a Vermont electric utility company leases three sites in Vermont for radio communications towers. These are not cell tower sites but rather sites for internal GMP radio communications. The sites are located in Cabot, Dover and Williston. They involve a small areas of land to support the tower and a small building, and of course include associated access rights. In each of these cases, the sites are rented for \$3,300 per year.

City of Burlington / Unice

A recent offer was made to site a cell tower facility at Leddy Park in Burlington's New North End. The lease would have involved a small site for the 100' tower, a nearby 40x40 fenced area together with a short access road. The lease payment offered was \$1,200 per month or \$14,400 annually. The rent would escalate 3% per annum. This is not a finalized agreement it only represents an offer, to be considered by the City of Burlington.

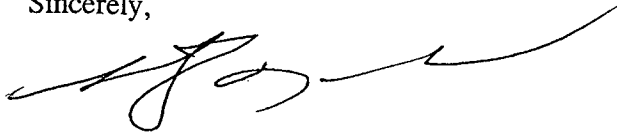
The previous examples indicate annual rent for small sites of this type ranging from \$3,300 to \$14,400 annually. The examples of the City of Burlington / EVermont agreement and the Green Mountain Power sites indicate annual rent of \$3,300. These are considered to be the most comparable situations to the case at hand in that they are small sites, with similar type uses. The City of Burlington / Unice proposal at Leddy Park is for a cell tower site. Cell tower sites are considered to command a premium relative to other small sites because of their unique locational influences and the intended use, which can justify a higher cost. Based upon this data, I believe that a reasonable rent level for the proposed Burlington Telecom site would be \$3,300 per year. This projection assumes that any operating expenses specifically associated with the proposed facility would be paid by the tenant.

The rental amount or annual income may then be converted to a value, by means of a capitalization technique. This is the most common method of developing a value estimate based upon the income stream of a lease. The annual lease payments are converted to a value estimate by means of the application of an appropriate capitalization rate. The capitalization rate reflects the expected return on the investment, based upon the risk of the investment. A capitalization rate of 9% is considered to be reasonable for this analysis, as the cash flow is assumed to be relatively low risk. The analysis, illustrated below, indicates that the capitalized value of an income stream of \$3,300 per year is approximately \$37,000.

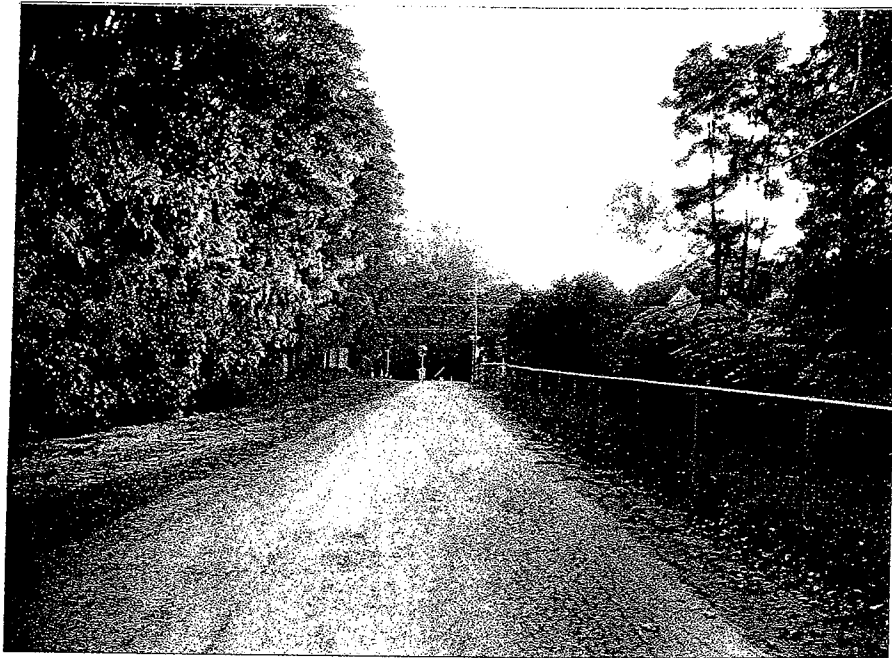
| Value Estimate | | | | | |
|----------------|---|----------|---|-------------------|----------|
| Net Income | ÷ | Cap Rate | = | Preliminary Value | Rounded |
| \$3,300 | ÷ | 9.00% | = | \$36,667 | \$37,000 |

It is reiterated that this letter is not an appraisal, but is intended to offer the parties involved with an indication of a reasonable level of rent and value which might be associated with the proposed easement. If you have any questions or would like any clarification, please feel free to contact me.

Sincerely,



Stephen D. Allen MAI CCIM



Access road



Proposed site

