ORDINANCE 2018-006   PASSED: FEBRUARY 12, 2018

AMENDING THE CITY OF DEKALB, ILLINOIS FY2018
BUDGET AND AUTHORIZING THE ACQUISITION OF
REAL PROPERTY FOR PUBLIC RIGHT-OF-WAY.

WHEREAS, the City of DeKalb is a home-rule municipality with the power and authority
conferred thereupon by virtue of the Illinois Constitution, the Illinois Municipal Code and
the City Code of the City of DeKalb; and,

WHEREAS, the City has previously adopted a budget for Fiscal Year 2018, which
budget may be amended with a 2/3 supermajority vote of the City Council; and,

WHEREAS, the City Council has previously directed that staff undertake a project
involving the utilization of previously earmarked federal highway grant funds for the
purpose of completing certain improvements to south Annie Glidden Road at or near the
intersection with Toll Highway I-88, in coordination with certain improvements being
undertaken by the Illinois Toll Highway Authority at said intersection; and,

WHEREAS, the completion of the above-contemplated improvements require the
acquisition of certain public right of way and the expenditure of public dollars, both of
which are contemplated and authorized herein;

THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of DeKalb,
DeKalb County, Illinois, as follows:

Section 1. Acquisition of Right of Way Authorized and Directed:

The City Council provides approval for the proposed right of way orientation as depicted
in the attached Exhibit A, Plat of Highway. The City Council finds that completion of the
public roadway improvements as described in the exhibit are necessary and promote
the public health, safety, welfare and morals, and are essential in order to create a
safely functioning intersection and public roadway, as a public use. The City Council
further finds that the parcels of property identified in Exhibits B and C (hereafter, “the
Parcels”) are necessary and convenient to acquire in order to permit the intersection
improvements to occur.

The City Council adopts the appraisals as outlined in Exhibits D and E as evidence of
the City’s good faith efforts to ascertain the fair market value of the Parcels. The City
Council hereby directs that the City’s power to acquire real property be utilized to
acquire the Parcels. City staff or agents of the City shall make a bona fide offer to
purchase the Parcels at their fair market value, based upon the appraisal thereof, with a
total purchase price of the Parcels, cumulatively, not to exceed the sums budgeted
herein.

In the event that the City is able to negotiate the voluntary purchase or acquisition of the
Parcels, then the City Manager, or designee thereof, is authorized and directed to execute all documents and take all actions as shall be legally required in order to effectuate such purchase.

In the event that the City is unable to negotiate a voluntary purchase of either or both of the Parcels, then the City shall be authorized and directed to initiate condemnation and eminent domain proceedings to acquire the properties, after completion of all conditions precedent to such legal action pursuant to applicable law, including but not limited to the provisions of 65 ILCS 5/11-61-1 relating to acquisition of real property. The City shall endeavor to acquire fee simple ownership of the Parcels, or such lesser interest as shall permit their full utilization for purposes of the construction of the project as depicted on Exhibit A.

Section 2. Budget Amended.

In order to fund the acquisition of the Parcels as described above, the City Council, by a 2/3 supermajority vote, hereby authorizes the amendment of the Fiscal Year 2018 Budget of the City of DeKalb, as follows:

<table>
<thead>
<tr>
<th>Account Number</th>
<th>Account Name</th>
<th>Funding Before Amendment</th>
<th>Funding After Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-00-00-650-8621</td>
<td>Land Acquisition</td>
<td>$140,000.00</td>
<td>$160,000.00</td>
</tr>
</tbody>
</table>

The source of funding for this budget amendment shall be the allocation of Motor Fuel Taxes, which funding shall be provided by separate action of the Council.

Section 3. All ordinances or portions thereof in conflict with this ordinance, including the prior versions of the ordinances included above, are hereby repealed.

Section 4. Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and affect the same as if the invalid provision had not been a part of this Ordinance.

Section 5. This Ordinance shall be in full force and effect after passage and publication pursuant to law. Publication date: February 13, 2018. Effective date: February 22, 2018.


ATTEST:

SUSANNA HERRMANN, City Clerk
JERRY SMITH, Mayor
Exhibit D

Appraisal Review Certification

Route FAU Route 5348 (Annie Glidden Road)  Project Job No. C-93-115-16
Section 16-00189-00-WR  Parcel 0001
County DeKalb

☐ Original  ☐ Supplemental  ☐ Complex  ☑ Non-Complex  ☐ Value Finding

Is the remainder property an uneconomic remnant?  ☐ Yes  ☑ No

The attached ☑ Appraisal Report  ☐ Restricted Appraisal Report submitted by David White has been reviewed by the undersigned. In accordance with 49 CFR 24.104, the attached appraisal meets one of the following categories:

☐ Not Accepted – Provide reasoning for non-acceptance.
☐ Accepted – Meets all requirements, but is not selected.
☑ Recommended – Meets all requirements and is selected as basis for acquisition purposes.

The conclusions of value for the subject property as of December 19, 2017 are as follows:

Fair Market Value of Whole Property  $ 5,135,000
Fair Market Value of Property Taken (including improvements) as Part of the Whole  $ 2,700
Fair Market Value of Remainder as Part of the Whole Property Before Taking  $ 5,132,300
Fair Market Value of Remainder After Taking as will be Affected by Contemplated Improvement  $ 5,132,300
Damage to Remainder  $ None
Compensation for Permanent Easement(s)  $ Not Applicable
Compensation for Temporary Easement(s)  $ Not Applicable
Excess Land to be Acquired  $ None

Total Compensation  $ 2,700

[Signature]
Review Appraiser

[Signature]  January 9, 2018
Date

Illinois Certified General  553.000571  09/30/19
Type of License  License Number  Expiration Date

Approved:  2/20/18
City/Regional Engineer/Authorized Agent  Date

Page 1  Parcel No. 0001 Glidden Road  Lorenz File No. 6639-17  LA 3729 Template (Rev. 11/25/15)
REVIEW APPRAISER CERTIFICATION

The undersigned hereby certifies:

1. That on January 6, 2018, I completed a visual inspection of the property and comparable sales selected. On Value Finding reports only with no permanent damages, a desk review of the attached appraisal is acceptable and is based upon information contained in the appraisal. I have analyzed the information and documented my conclusion in the attached appraisal review. [X] I am / [ ] I am not aware of any additional sales data or additional information that may impact the value of the subject property.

2. That I have no direct or indirect present or contemplated future interest in the property described therein or in any benefit from the acquisition, and I have no personal interest or bias with respect to the parties involved.

3. That the facts and data reported by the review appraiser and used in the review process are based on that information provided by the author of the attached appraisal report and any specialty reports, and that this information is considered true and correct. No one has provided significant professional assistance to the person signing this review report. (If there are exceptions, the name of the individual(s) providing appraisal review assistance must be stated.)

4. That the analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions. I have no bias with respect to the property that is the subject of this review or the parties involved.

5. That my determination has been reached independently based on the appraisal without any collusion or direction, and my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. This review report is based on the data and information provided in the actual appraisal report and any specialty reports used therein.

6. That my analyses, opinions, and conclusions were developed and this review report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, the Uniform Act, and 49 CFR 24.104 and are based on the scope of work described herein.

7. That I have given consideration in this review to the value of the part taken, and damages and/or benefits to the remainder, if any, to the extent allowed under Illinois statutes; and that as near as can be determined non-compensable items of damage under Illinois law have not been included in the appraisal.

8. In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for this appraisal report.

9. I have performed no (or the specified) other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

10. My engagement in this assignment and my compensation for completing this assignment are not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

11. Statement supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Appraiser Name: Francis S. Lorenz, Jr.  
License Type: Illinois Certified General  
IL License # 553.000571  
Expires: 9/30/19
APPRAISAL REVIEW REPORT: In accordance with 49 CFR 24.104 and USPAP Standards Rule 3, a review appraiser will prepare an appraisal review report to support the approved value selected for the use as the basis for acquisition purposes. This report shall contain the following information, either in a simple format or a more complex format as required for the review assignment: 1) scope of work being reviewed and the scope of work of the review assignment; 2) examination of the presentation and analysis of the appraisal report and the development of an opinion as to completeness, adequacy, appropriateness of appraisal methods and techniques used; 3) identification of client, intended use and intended user(s); 4) identification of any damages or benefits to any remaining property identified in the appraisal; and 5) a signed certification (Page 2 of this Appraisal Review Certification).

Subject of the review assignment: Appraisal report by David White for a fee acquisition known as Parcel 0001 at the northwest corner of Annie Glidden Road and Fairview Road in DeKalb Township, DeKalb County, Illinois, owned by the Daniel F. and Ada L. Rice Foundation.

Date of the review: January 9, 2018

Property interest to be acquired: □ Fee Taking □ Dedication/Perpetual Easement
□ Permanent Easement □ Temporary Easement
□ Other (If Other, explain. If for disposal of excess land and/or other rights, please indicate fee simple, dedication/perpetual easement, and/or release of access rights.)

Date of work under review: December 21, 2017

Effective date of the opinion or conclusion of the work under review: December 19, 2017

Appraiser(s) who completed work being reviewed: David White

Describe the scope of work performed in this appraisal review report as required in 49 CFR 24.104 and USPAP Scope of Work Rule.

The report has been reviewed to determine if the appraiser has complied with the required IDOT standards in accordance with 49 CFR 24.104 and the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). My report is intended to comply with the requirements of Standard 3 and is prepared on this form as developed and required by IDOT.

In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for the appraisal report.

If I have disagreed with any of the appraiser's conclusions, the basis for opinion are explained and supported as part of this review report. The appraiser's report that has been reviewed is attached and considered part of this review report. Unless noted otherwise, I have accepted the factual data reported by the appraiser.

Purpose of the Review Appraisal
The purpose of this review appraisal is to report my findings to my clients, Santacruz Land Acquisitions, as agent for the City of DeKalb. I intend that these entities will use my review appraisal in conjunction with the underlying appraisal in their negotiations with the property owner for the acquisition of the land in fee for the proposed roadway improvement. No other use is intended.
Additional Scope of Work

In addition to the steps described above, I took these further steps in making my review of the White appraisal report.

- I read the underlying appraisal report, examining it for grammatical and mathematical errors, as well as examining the methods and techniques applied in the appraisal and making sure the report complies with the federal and state laws;

- I examined the Plat of Highways to confirm the size of the parcel and the size of the proposed fee acquisition;

- I visited the property in question to observe whether the appraisal report adequately described the property, its environs, and the property within the proposed fee acquisition;

- I visited each of the comparable sales identified in the appraisal as being comparable to the subject property and I researched their authenticity through public records and Midwest Real Estate Data, Inc. (the local MLS);

- I communicated with the author of the appraisal my questions and requests for clarification and modification;

- Upon completion of these tasks, I prepared this appraisal review certification which concurs with the underlying appraisal.

As a member of the Appraisal Institute, I hereby certify that I am current with the Continuing Education Program of the Institute.

I concur that the comparable sales used by Mr. White are appropriate. I also concur that the opinion of value is within the range of the comparable sales. Lastly, I concur that opinion of compensation for the fee taking is reasonable and appropriate.
1. Attached is a complex non-complex appraisal, per IDOT's Land Acquisition Policies and Procedures Manual.

2. Location and Address: Northwest corner of Annie Glidden Rd. and Fairview Drive, DeKalb IL

3. Identification: 08-28-400-006 & -008

4. Present Owner's Name, Address and Telephone No.: Daniel F. and Ada L. Rice Foundation A/K/A The Rice Foundation, an Illinois not-for-profit corporation. Letter sent to: Rice Foundation, 8600 Gross Point Road, Skokie, IL 60077.

5. Tenant's or Lessee's Name, Address and Telephone No.: n/a

6. Person Interviewed: no response to letter

7. Interviewed by: n/a

8. Farmland Preservation Act (pertains to fee takings and permanent easements): N/A

9. Present Use: Agricultural

Zoning: A1, Agricultural, DeKalb County

Highest and Best Use Before Taking: Future Mixed-Use Development

Highest and Best Use After Taking: Future Mixed-Use Development

10. Area of Whole Property

   Total Area to be Acquired in Fee Simple Title: 205.326 Acres

   Area to be Acquired by New Dedication: 0.106 Acres

   Area to be Acquired by Previous Dedication: --

   Area to be Acquired for Additional ROW: --

   Area to be Acquired by Permanent Easement: --

   Area to be Acquired by Temporary Easement: --

   Area of Remainder: 205.220 Acres

   Acres: 205.326

   Sq. Ft.: 8,944,001

11. Final Conclusion of Value

   Fair Market Value of Whole Property: $5,135,000

   Effective Date of Appraisal: December 19, 2017

   For Partial Taking include the following:

   Fair Market Value of property taken (including improvements) as part of the whole: $2,700

   Fair Market Value of remainder as part of the whole before taking: $5,132,300

   Fair Market Value of remainder after taking as will be affected by contemplated improvements: $5,132,300

   Damage to Remainder: $0

   Compensation for Permanent Easement(s): $n/a

   Compensation for Temporary Easement(s): $n/a

   Total Compensation: $2,700

Date of the Report: December 21, 2017

Appraiser Name: David White

License Type: Certified General Real Estate Appraiser

IL License #: 553-000624
Expires: 9/30/2019

Appraiser Signature
Definition of Fair Market Value: The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash, and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the value of the part taken. (Illinois Pattern Jury Instructions)

In the event of a partial acquisition where there is remainder property, any appreciation or depreciation caused by the contemplated improvement shall be considered when determining the fair cash market value of the remainder. Any increase or decrease in value caused by the actual acquisition of a part of the property must be considered in estimating the value of the remainder after taking.

Property History: Has subject sold in the last five (5) years or is it currently listed for sale? Yes ☐ No ☒
If yes, an analysis of the recent sale(s) and/or current listing is summarized as follows: ______

Property Interest to be Appraised: ☒ Fee Simple Estate ☐ Leased Fee Estate

Property Interest to be Acquired (check all that apply):
☒ Fee Acquisition ☐ Permanent Easement ☐ Dedication/Perpetual Easement
☐ Temporary Easement ☐ Other: ______
☐ None of the Above: This appraisal is for the disposal of excess land and/or the release of other rights.
If applicable, the disposition/release of rights is described as follows: N/A

USPAP Reporting Option (as defined by USPAP SR 2-2): ☒ Appraisal Report ☐ Restricted Appraisal Report

Type of Appraisal (per IDOT’s Land Acquisition Policies and Procedures Manual):
☒ Non-Complex: Appraisal report “meets minimum requirements consistent with commonly accepted Federal and Federally-assisted program appraisal practices for those acquisitions, which, by virtue of their low value or simplicity,” do not require in-depth analysis presentation.

☐ Complex: Appraisal report that meets all minimum requirements and also reflects “established and commonly accepted Federal and Federally-assisted program appraisal practices” with appropriate in-depth analysis and presentation.

Client: City of DeKalb

Intended User: The intended users of this report include the Client and any of its Federal-funding partners. Parties who receive a copy of this report as a consequence of the Client’s disclosure policies are not intended users of the report.

Intended Use: The intended use of this appraisal report is for ☒ acquisition ☐ disposition of right of way by the Client.
This report is not intended for any other use.

Authorization: The following person contacted the appraiser to provide this appraisal service: J. Steve Santacruz, as an agent for the City of DeKalb.

Purpose of Valuation:
☒ The purpose of this valuation is to arrive at an opinion of the fair market value of the acquisition of the whole property and/or a portion thereof. When applicable, the fair market value of the whole will be established, as will the fair market value of the remainder after the taking. Fair Market Value may also be affected by contemplated improvements with consideration for damages or benefits, if any, to the remainder, and/or the fair market value of possible permanent easements and/or temporary easements as required by design, and the total just compensation due to property owner by reason of the taking.

☐ The purpose of this valuation is to arrive at an opinion of the fair market value of the subject land parcel and/or other rights to be disposed by the Client.
**Assignment Conditions:** Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work. Assignment conditions applicable to this appraisal assignment are summarized below.

The Client requires this appraisal assignment to comply with the following standards, laws, regulations, and policies:
- the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24,
- the Uniform Standards of Professional Appraisal Practice (USPAP), and

Furthermore, the Client requires this appraisal to be prepared in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way. No portion of the value assigned to such property shall consist of items which are non-compensable under the established laws of Illinois.

In accordance with 49 CFR Part 24 and IDOT's Land Acquisition Policies and Procedures Manual, in opining on the value of the property before the taking, the appraiser shall disregard any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner. This situation is considered to be a hypothetical condition for the purposes of this appraisal. The use of this hypothetical condition may affect the assignment results.

Any decrease or increase in value caused by the actual acquisition of a part of the property must be considered in opining on the value of the remainder after taking. Such changes in value are parcel-specific.

USPAP Standards Rule 1-2(c)(iv) requires that when exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion. However, the definition of fair market value in this report does not include exposure time as a component. Therefore, the appraiser is not required to develop and report an opinion of exposure time linked to the value opinion. This situation is considered to be an assignment condition for the purposes of this appraisal.
**Scope of Work:** Summarize the steps/process employed to develop the appraisal report, as required in 49 CFR Part 24, and the Uniform Standards of Professional Appraisal Practice (USPAP).

The amount and type of information researched and the analysis applied in an assignment includes, but is not limited to 1) the extent to which the property is inspected or identified; 2) extent of inspection and description of the neighborhood and proposed project area; 3) the extent of research into physical or economic factors that could affect the property; 4) the extent of data researched; and 5) the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work also needs to explain the various approaches utilized and the reasons for why any particular approach was not used.

The appraiser will provide an appraisal and appraisal report in accordance with the Illinois Department of Transportation Land Acquisition Policies and Procedures Manual; the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act as amended (hereinafter "Uniform Act") and the implementing regulations in 49 CFR Part 24; the Civil Procedure Eminent Domain Act (735 ILCS 30/1-1-1 Et Seq.); and the 2016-2017 edition of the Uniform Standards of Professional Appraisal Practice. The appraiser must, at a minimum:

- Inspect the neighborhood and local area, noting utility and transportation infrastructure to the extent required for the highest and best use of the property.
- Adequately describe the physical characteristics of the property being appraised, including items identified as personal property, as of the date of valuation. The description should also include:
  - Known and observed encumbrances
  - Title information
  - Location
  - Zoning (current, proposed, and probability of rezoning)
  - Use
  - Stage of development
  - Concurrency with local and regional land use plans
  - An analysis and supported determination of highest and best use
  - Sales history of the property within the last five years (e.g., when acquired, amount paid, etc.)

- Adequately describe and analyze all relevant market data and activity as of the date of value.
- Inspect, research, analyze, and verify comparable sales with public sources and with a party to the transaction if possible (buyer, seller, broker, or attorney).
- Appraise the fair market value of the whole property; the portion to be acquired, including any temporary or permanent easements; and damages to the remainder, if any.
- Report the appraiser's analyses, opinions, and conclusions in the appraisal report. The appraisal report must include the plat or sketch of the property and provide the location and dimensions of any improvements. The appraisal report shall include adequate photographs of the subject property and of the comparable sales and provide location maps of the property and comparable sales.
- Consider the three traditional approaches to value: cost, income, and sales comparison approaches. The applicable approach to value the subject property is the sales comparison approach. The sales comparison approach was used to develop a value conclusion. The cost and income approaches to value are not as credible as the sales comparison approach for the purposes of this appraisal. The cost and income approaches are not required and were omitted.
- I have considered the remainder and its improvements when estimating the fair market value of the part taken.
- Other documents furnished to the appraiser and considered in the valuation by the client are referenced in this report.
General Assumptions and Limiting Conditions: Summarize any general assumptions and limiting conditions utilized in this report.

This appraisal will be based on the following general assumptions and limiting conditions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements, and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.

2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.

3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.

4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.

5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.

6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

7. Any opinions of value provided in the report apply to the entire property, and any portion or division of the total into fractional interests will invalidate the opinion of value unless such proration or division has been set forth in the report.

8. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.

9. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.

10. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.

11. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.

12. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.

13. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

14. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.

15. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
16. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.

17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person signing the report.

18. Information, estimates and opinions contained in the report, obtained from third-party sources are assumed to be reliable and have not been independently verified.

19. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.

20. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.

21. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered, unless otherwise noted in the appraisal.

22. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.

23. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report.

24. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

25. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of any property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. In as much as compliance matches each owner’s financial ability with the cost to cure the non-conforming physical characteristics of a property, we cannot comment on compliance to ADA. Given that compliance can change with each owner’s financial ability to cure non-accessibility, the value of the subject does not consider possible non-compliance. A specific study of both the owner’s financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

26. The appraisal report is prepared for the exclusive benefit of the Client and intended user(s), its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

27. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
28. The person signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

29. The appraiser is not a building or environmental inspector. The appraiser does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

30. The appraisal report and value conclusion assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner, if applicable for proposed construction.

31. It is expressly acknowledged that in any action which may be brought against Civiltech Engineering, Inc., or their respective officers, owners, managers, directors, agents, subcontractors or employees, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein, Civiltech Engineering, Inc., shall not be responsible or liable for an incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of Civiltech Engineering, Inc. in any such action shall not exceed the fees paid for the preparation of the appraisal. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.

32. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client’s use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

33. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Civiltech Engineering, Inc., and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent be achieved, as they are subject to considerable risk and uncertainty.
Property Owner Contact/Interview: Summarize the appraiser's contact/interview with property owner. The property owner (or the owner's designated representative) must be provided the opportunity to accompany the appraiser during the appraiser's inspection of subject property (49 CFR Part 24.102).

Name of the property owner (or designated representative) who was offered an opportunity to accompany the appraiser: Rice Foundation.

The method used to contact the property owner included (check all that apply):

- [ ] Personal contact
- [ ] Telephone
- [x] Letter
- [ ] Other (explain): ______

The invitation to the property owner:

- [ ] was accepted
- [ ] was declined
- [x] did not receive a response
- [ ] Other (explain): ______

The appraiser personally inspected the subject property on the following date(s): The appraiser performed an inspection on December 19, 2017.

Additional information relating to the appraiser's contact with the property owner, including any concerns expressed by the owner, is explained as follows: n/a
Aerial
Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.

Date of Photograph: December 19, 2017
Photograph By: D. White
Camera Facing: West

Description: Along Fairview Drive from Annie Glidden

Date of Photograph: December 19, 2017
Photograph By: D. White
Camera Facing: North

Description: Along Annie Glidden
Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.

Description: Along Annie Glidden.

Description: From Fairview Drive, area to be acquired.

Photographs
NEIGHBORHOOD DESCRIPTION

DeKalb, Illinois is a city located in DeKalb County, Illinois; approximately 65 miles west of the Chicago Loop. It is surrounded by Sycamore to the north, Cortland and Maple Park to the east, Elva and Afton Center to the south, and Malta to the west. DeKalb has a total area of 14.812 square miles, of which 14.65 square miles is land and 0.162 square miles is water. DeKalb was originally called Huntley's Grove, and under the latter name was platted in 1853. It was incorporated as a village in 1856, and did not become a city until 1877. DeKalb was later named after the county, whose name originated from war hero Baron Johann DeKalb.

Currently, DeKalb is governed by a Council-Manager government. Policy is developed by an elected City Council then implemented by an appointed professional City Manager. The City Council is made up of a Mayor, elected at-large, and seven alderpersons, elected by ward. Each serves a four-year term, with half the council being elected every two years. A City Clerk is also elected every four years who serves as the official record keeper of the city.

Per the 2010 US Census, the population was 43,862, and was estimated to be around 43,194 in 2016. Also in 2010, there was a reported 15,386 housing units. The median income for a household in the city was $37,719 and the median income for a family was $59,671. (United States Census Bureau)

Between the beginning of December 1 of 2014 and December 1 of 2017, 1,000 detached housing units have sold. There was an average marketing time of 100 days, a median sold price of $136,125, and an average sold price of $143,240. The maximum sold price was $475,000 and the minimum sold price was $18,200. This shows improvement in the local market compared to the previous three years. Between December 1 of 2011 and November 30 of 2014, 797 detached housing units were sold. There was an average marketing time of 129 days, a median sold price of $119,900, and an average sold price of $125,606. (Midwest Real Estate Data, MLS)

The City of DeKalb's downtown area is along Route 38/Lincoln Highway. Restaurants and shopping to local residents are found along this corridor, located within the central business district. Further west are commercial properties that cater to the students and faculty of Northern Illinois University which is located in the west section of the City of DeKalb. The DeKalb Public Library is open seven days a week and serves the community. The Egyptian Theatre in DeKalb is an Egyptian Revival theatre that is listed on the U.S. National Register of Historic Places. The theater opened on December 10, 1929 and currently offers concerts, plays, tours and an art gallery.

DeKalb is home to Northern Illinois University, which is the city's largest employer and the third largest campus in the state. NIU was founded in DeKalb in 1895. NIU is a comprehensive teaching and research institution with total enrollment around 20,000 (including 16,000 undergraduates and 300 law school students). DeKalb is also home to warehouses for several major companies, including Target, 3M, Nestle, and Panduit, in part due to DeKalb proximity to major highways such as I-88 and I-39.

The DeKalb Park District is responsible for the 44 parks and recreation facilities in DeKalb. The park district was established in 1935 through the initiative of members of the League of Women Voters, to address the need for a public swimming pool in the community. In 2000 the district opened the Sports and Recreation Center, a multi-function facility that features in indoor field of over 1 acre, clear-span space with synthetic field turf. The park provides year-round athletic and recreation programs including day camps, youth baseball and softball, adult softball leagues both indoors and outdoors, swimming lessons, golf lessons, karate, tennis, adult and youth basketball leagues, indoor soccer, fitness classes, and preschool. Other notable parks and facilities include: River Heights Golf Course, Buena Vista Golf Course, Hopkins Park Pool and Community Center, Nehring Center for Culture and Tourism, and Ellwood House Museum and Park. ([https://en.wikipedia.org/wiki/DeKalb,_Illinois](https://en.wikipedia.org/wiki/DeKalb,_Illinois))

There are a number of elementary schools that serve the DeKalb community, including the private school Camolot Schools-DeKalb Campus which serves grades K-12. There are five public elementary schools serving grades K-5 (three of which serve PK-5), and St. Mary School, a private Catholic school, that serves grades PK-8. Public middle schools include Clinton Rosette Middle School, and Huntley Middle School, both located in DeKalb. There is one public high school; DeKalb High School.
The City of DeKalb is served by TransVAC, which is public transit for DeKalb County, the Huskie Line, which is a Northern Illinois University bus service, and the Metra Elburn Train Station. The train station is about 15 miles from downtown DeKalb, and provides frequent train service into downtown Chicago.

Interstate 88 is located along DeKalb's southern border, and is a tolled interstate highway in Illinois that runs from an interchange with I-80 near Silvis and Moline, to an interchange with I-290 and I-294 in Hillside, near Chicago. DeKalb is the location of both a toll plaza and an oasis on Interstate 88, as well. IL Route 38 runs east-west through the center of DeKalb, and runs from downtown Dixon to US 12/US20/US 45 (Mannheim Road) in Westchester. IL Route 23 is a north-south state highway that runs through the center of DeKalb. It runs from IL Route 116 in Pontiac north to US Route 14, south of Harvard, IL.

DeKalb Taylor Municipal Airport also serves the general aviation community, and is located at 3232 Pleasant Street, DeKalb, IL.
Subject Property Description

Current Use: Agricultural land

Tenants: n/a

Site Description: This is a 205.326 acre or 8,944,001 square foot rectangular shaped land parcel with fairly level topography.

Flood Hazard and Wetlands: The property is not located within an identified floodplain (FEMA map panel 17037C0242E & 17037C0250E). Per the US Fish & Wildlife Service's "National Wetlands Inventory", there are no wetlands located on the site.

Utilities Available: Gas and electric. Private well and septic system required for development.

Building Description: None

Site Improvements: None

Soil Types: The majority of the site is Drummer silty clay loam, with 0 to 2 percent slopes, El Paso silty clay loam, with 0 to 2 percent slopes, and Kaneville silt loam, with 2 to 5 percent slopes. There are numerous types of soils located on the parcel of land described herein this report, as well as the total property holdings.

Access: Field entrances provide access to the crops.

Zoning Information: A1, Agricultural District, under the jurisdiction of DeKalb County. It is also noted that the City of DeKalb has the site categorized as SAGRC, South Annie Glidden Rd. Corridor Overlay. From the City of DeKalb, "All territory which may hereafter be annexed to the City of DeKalb, Illinois shall be considered as being in the "SFR-1" Single-Family Residential District, and as appropriate, in the "FP" Floodplain Overlay District, until otherwise changed by ordinance. Additionally, those areas annexed to the City which are part of the South Annie Glidden Road Corridor Plan (adopted by the City Council on January 22, 1990) shall be subjected to the regulations to the "SAGRC" Overlay District (see Section 6.02 of Article 6 of this Ordinance)."

Traffic Counts: 800 vpd on Fairview Drive (2013) and 6,800 vpd on S. Annie Glidden Road (2013) gettingaroundillinois.com

Easements & Encroachments: There are no apparent encroachments onto the subject property. The site is subject to typical utility easements. No adverse easements were observed or known.

Future Land Use Plan

Per the DeKalb County Unified Future Land Use Plan
Created January 14, 2011 and updated May 3, 2011
Highest and Best Use Analysis: Summarize the support and rationale for the appraiser’s determination of the highest and best use of the subject property. If the property is improved, address both the highest and best use as vacant, and of the property as improved. Appraiser may provide a Land Only Grid to support highest and best use analysis. A detailed appraisal requires more in-depth analysis. A change in highest and best use requires more in-depth analysis of the subject property before the acquisition and the remainder.

The development of an opinion of market value first requires a determination of highest and best use, founded on the forces of supply and demand. The highest and best use of the property must be determined for both the subject site as though vacant, and for the property as currently improved (if applicable). The highest and best use must meet the following criteria:

1. Legally permissible under the zoning laws and other restrictions that apply to the site.
2. Physically possible given the site size and characteristics.
3. Economically feasible, or those uses that produce a positive return on investment.
4. The particular use (or class of uses) that pass the first three criteria and also produce the highest net return on investment relative to risk are the maximally productive and highest and best use of the property, which then becomes the basis of the market value estimate.

Highest and Best Use as defined by the Courts is “that use which would give the property its highest cash market value on the date of value. This may be the actual use of the property on that date or a use to which the property is/was adaptable and which would be anticipated with such reasonable certainty that it would enhance the market value on that date.”

Highest and Best Use of the Subject Property

As previously noted, the subject site is zoned A-1, Agricultural, under the jurisdiction of DeKalb County. The subject property has an adequate size and shape to accommodate a wide variety of developments, satisfying the physical possibility standard for highest and best use. The topography of the site does not impose any significant burden to development. The subject property requires annexation into DeKalb in order to connect with water and sewer.

In view of the subject site and other uses in the area of the subject that appear to be making a positive contribution to the land, it is my opinion that the present agricultural use on the subject parcel would be financially feasible. In view of the surrounding environs, the A-1, Agricultural zoning classification and neighborhood demographics, it is my opinion that the subject site’s highest and best use is to hold for future mixed-use development, with an interim use of agricultural land.

The DeKalb County Unified Future Land Use Plan (2011) shows the site as having a future land use of mostly Low Density Residential and Commercial at the southeast corner, near the Annie Gildden Road/Fairview Drive intersection. The map also shows future land uses of Civic/Institutional and Open Space. The City of DeKalb’s 2005 Comprehensive Plan shows the site as having a mixed use of single family residential, and commercial at the southeast corner.
Valuation Analysis of Whole Property:

This is a 205.326 acre or 8,944,001 square foot rectangular shaped land parcel with fairly level topography. The site is vacant agricultural land, is not located within an identified floodplain, and there are no wetlands. It is zoned A1, Agricultural District, under the jurisdiction of DeKalb County. The site would require annexation into DeKalb in order to be connected with municipal sewer and water.

I have considered comparable sales No. 1, No. 2, and No. 3 located within the sales book prepared in conjunction with this report when estimating the value of the whole property. A full description of these sales is located in the sales book prepared in conjunction with this appraisal report. These sales have an unadjusted range from $11,500 to $33,543 per acre.

Adjustments were considered for features such as date of sale, location, lot size and shape, topography, utilities, floodplain/wetland, conditions of sale, market characteristics, traffic counts and other relevant site characteristics. All sales were considered "arms-length", with typical financing unless otherwise noted. The location of the subject proximate to a full interchange along Interstate I-88 is superior to all of the sales and required an upward adjustment.

<table>
<thead>
<tr>
<th>Sale</th>
<th>Sale Date</th>
<th>Location</th>
<th>Sale Price</th>
<th>Site size (ac)</th>
<th>Unit Price (ac)</th>
<th>Shape</th>
<th>Topography</th>
<th>Flood/ Wetland</th>
<th>Traffic Count</th>
<th>Corner</th>
<th>Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>02/16</td>
<td>SE side of 1st St., NS of Gurler Rd, DeKalb</td>
<td>$417,795</td>
<td>36.33</td>
<td>$11,500</td>
<td>Irregular</td>
<td>Mostly level</td>
<td>None/ None Riverine cuts across NEC</td>
<td>1,600 vpd on 1st Street</td>
<td>No</td>
<td>All public</td>
</tr>
<tr>
<td>2</td>
<td>04/14</td>
<td>SS of S. Malta Rd., 2.5 mile west of Annie Glidden Rd, DeKalb</td>
<td>$4,903,250</td>
<td>390.85</td>
<td>$12,545</td>
<td>Irregular</td>
<td>Mostly level</td>
<td>None/ None</td>
<td>1,550 vpd on Malta Rd, 8,200 vpd Rte 38</td>
<td>No</td>
<td>Gas, electric, private well and septic required</td>
</tr>
<tr>
<td>3</td>
<td>01/12</td>
<td>NS of Fairview, SS of Lincoln Hwy, west of Peace Rd</td>
<td>$9,650,000</td>
<td>287.69</td>
<td>$33,543</td>
<td>Irregular</td>
<td>Mostly level</td>
<td>None/ None</td>
<td>5,600 vpd on Fairview &amp; 9,550 vpd on E. Lincoln Hwy</td>
<td>No</td>
<td>All public</td>
</tr>
<tr>
<td>Subj</td>
<td></td>
<td>NWC of Annie Glidden &amp; Fairview, DeKalb</td>
<td>--</td>
<td>205.326</td>
<td>--</td>
<td>Rect.</td>
<td>Mostly level</td>
<td>None/ None</td>
<td>6,800 vpd Annie Glidden &amp; 800 vpd on Fairview Dr.</td>
<td>Yes</td>
<td>Gas and electric. Private well and septic required</td>
</tr>
</tbody>
</table>

Based on the sales listed above and the characteristics of the subject property, I have estimated the fair market value of the whole property to be $25,000 per acre or $5,135,000 (rounded).
Valuation Analysis of Taking:

The area to be acquired is located at the southeast corner of the site, along a portion of the east property line and south property line, and is irregular in shape. The take extends along Annie Glidden Road for approximately 108.65 feet, at a depth of 10.00 feet. The take then widens as it nears the southeast corner. The total area to be acquired is 0.106 acres or 4,617 square feet. The reader is referred to the attached plat for a visual representation of the take.

There are no improvements located within the part taken. At this time, there are no crops planted within the part taken.

I have considered vacant land sales No. 1, No. 2, and No. 3 to assist in the determination of the contributory land value within the area to be acquired. A full description of these sales is located in the sales book prepared in conjunction with this appraisal report. These sales have an unadjusted range from $11,500 to $33,543 per acre. Adjustments were considered for features such as date of sale, location, lot size and shape, topography, utilities, floodplain/wetland, conditions of sale, market characteristics, traffic counts and other relevant site characteristics.

The fair market value of the area to be acquired, as a part of the whole, including improvements, is $2,700 (rounded). I have allocated a contributory land value of $20,000 per acre or $0.57 per square foot of land to the area to be acquired as a part of the whole property.
Narrative Analysis and Value Opinion of Remainder:

After the taking, the remainder property will have a total land holding of 205,220 acres or 8,939,384 square feet. The highest and best use of the property will not change as a result of the taking or project. There will be no change in access, division of the property or land locking.

I have considered comparable land sales No. 1, No. 2, and No. 3 located within the sales book prepared in conjunction with this report when estimating the fair market value of the remainder, after the take, as impacted by the contemplated improvements. After adjustments, the fair market value of the subject property, after the take, as affected by the contemplated improvements, is $5,132,300. There are no damages to the property.

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Market Value of Remainder as Part of the Whole Before Taking</td>
<td>$5,132,300</td>
</tr>
<tr>
<td>Fair Market Value of Remainder, After the Take, as will be affected by the Contemplated Improvements</td>
<td>$5,132,300</td>
</tr>
<tr>
<td>Damage to Remainder</td>
<td>$0</td>
</tr>
</tbody>
</table>
APPRAISER CERTIFICATION

In accordance with USPAP, I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- The following individual(s) provided significant real property appraisal assistance to the person signing this certification: Kelsey White, Associate Real Estate Trainee Appraiser Lic. No. 557.006256 assisted in the preparation of this appraisal report, research of the subject property, interpreting plats and plans, market analysis, sales verification, and reconciliation.

As required by the Client, I further certify that:

- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24, as well as the Illinois Department of Transportation’s Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right of way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with the appropriate State laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Illinois.
- I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property 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 the owner, was disregarded in opining on the value of the property before the taking. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in opining on the value of the remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT’s Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings of this appraisal to anyone other than the Client, and that I will not do so until authorized by the Client or until I am required to do so by law, or until I am released from this obligation by having publicly testified to these findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address “standards of practice” as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.
- My opinion of the fair market value of the part taken and net damage to the remainder, if any, as of the effective date of this appraisal is $2,700 based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Appraiser Name:         David White
License Type:          Certified General Real Estate Appraiser
IL License #         553-000624
Expire:               9/30/2019

Page 19 0001 F.A.U. Rte 5348 (Annie Glidden Rd.)
## Comparable Sale Data

<table>
<thead>
<tr>
<th>Comparable Sale No.:</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seller:</td>
<td>Richard R. Kennay</td>
</tr>
<tr>
<td>Purchaser:</td>
<td>Midland IRA, Inc., f/b/o James B. Planey, #1633284</td>
</tr>
<tr>
<td>Sale Date:</td>
<td>02/08/2016</td>
</tr>
<tr>
<td>County:</td>
<td>DeKalb</td>
</tr>
<tr>
<td>Deed Type:</td>
<td>Special Trustee's Document Number: 2016001607</td>
</tr>
<tr>
<td>Verified Sale Price:</td>
<td>$417,795</td>
</tr>
<tr>
<td>Unit Price per acre:</td>
<td>$11,500</td>
</tr>
<tr>
<td>Zoning:</td>
<td>HI, Heavy Industrial, City of DeKalb</td>
</tr>
<tr>
<td>Highest and Best Use:</td>
<td>Industrial</td>
</tr>
<tr>
<td>Property Rights Conveyed:</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>Financing:</td>
<td>Market Financing (or Cash)</td>
</tr>
<tr>
<td>Conditions of Sale:</td>
<td>Market / Arm's-Length</td>
</tr>
</tbody>
</table>

Name of party to the transaction with whom this sale was verified: n/a
Name of appraiser(s) who verified this sale (date sale was verified): D. White (12/19/2017)
Name of appraiser(s) who inspected this sale (date of inspection): D. White (12/19/2017)
Secondary data sources used to verify this sale: Public Records, Assessor, and Deed Additional comments on verification process (if applicable): The sale was deemed reliable by the above sources.

### Description of the Land
- **Area (Acres):** 36.33
- **Area (SF):** 1,582,535
- **Description:** Irregular shaped site with mostly level topography. Not located within an identified floodplain, and there are no wetlands. A riverine does cut across the far northeast corner. The site has frontage on 1st street and Guler Road.
- **Traffic counts:** 1,600 vpd on 1st Street

### Description of the Improvements (if applicable)
- **Describe relevant site improvement details below:** None

### Allocation of Value (if applicable)
- **Value Allocated to Land:** n/a
- **Unit Value of Land:** n/a (Not Applicable)

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):

- **Grantor:** Richard R. Kennay, not individually but as Trustee of the RICHARD R. KENNAY TRUST under Decl. dated 12/14/2005, and Doris J. Kennay, not individually but as Trustee of the DORIS J. KENNAY Trust under Decl. dated 12/14/2005

The property is currently for sale for $1,307,880 or $36,000 per acre.
## Comparable Sale Data

<table>
<thead>
<tr>
<th>Comparable Sale No.:</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seller:</td>
<td>Lois Horney, as Trustee of a Trust Agreement with Virginia H. Doniger</td>
</tr>
<tr>
<td>Purchaser:</td>
<td>*Yvonne Wolfenberger, see next page for other grantees</td>
</tr>
<tr>
<td>Sale Date:</td>
<td>04/29/2014</td>
</tr>
<tr>
<td>County:</td>
<td>DeKalb</td>
</tr>
<tr>
<td>Deed Type:</td>
<td>Deed in Trust</td>
</tr>
<tr>
<td>Document Number:</td>
<td>2014003626</td>
</tr>
<tr>
<td>Verified Sale Price:</td>
<td>$4,903,250</td>
</tr>
<tr>
<td>Unit Price:</td>
<td>$12,545 per Acre</td>
</tr>
<tr>
<td>Zoning:</td>
<td>A-1, Agricultural, City of DeKalb</td>
</tr>
<tr>
<td>Highest and Best Use:</td>
<td>Mixed Use Development</td>
</tr>
<tr>
<td>Property Rights Conveyed:</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>Financing:</td>
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<td>Conditions of Sale:</td>
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</tr>
</tbody>
</table>

Name of party to the transaction with whom this sale was verified: n/a
Name of appraiser(s) who verified this sale (date sale was verified): D. White (12/19/2017)
Name of appraiser(s) who inspected this sale (date of inspection): D. White (12/19/2017)
Secondary data sources used to verify this sale: Public Records, Assessor, and Deed
Additional comments on verification process (if applicable): The sale was deemed reliable by the above sources.

Address: See location
PIN(s): 08-20-100-006, 08-20-200-003, 08-29-200-004, 08-20-300-001
Location Description: South side of S. Malta Road, 2.5 miles west of Annie Glidden Road, DeKalb, IL
Legal Description: n/a

### Description of the Land

<table>
<thead>
<tr>
<th>Description of the Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (Acres):</td>
</tr>
<tr>
<td>Area (SF):</td>
</tr>
</tbody>
</table>

Describe relevant site details below:
- Irregular shaped site with mostly level topography. Not located within an identified floodplain, and there are no wetlands. The site has frontage Lincoln Highway and S. Malta Road.

**Traffic counts:** 1,550 vpd on S. Malta Road and 8,200 vpd on E. Lincoln Highway/Route 38

The following utilities and services are available to this site:
- Electricity ✓
- Gas ✓
- Water 
- Sanitary Sewer 
Comments: Private well and septic required for development.

### Allocation of Value (if applicable):

<table>
<thead>
<tr>
<th>Value Allocated to Land</th>
<th>n/a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Value of Land</td>
<td>n/a (Not Applicable)</td>
</tr>
</tbody>
</table>

### Description of the Improvements (if applicable)

Describe relevant building improvement details below:
None

Describe relevant site improvement details below:
None; the area outlined in red in the aerial picture above is not part of the property.

### Allocation of Value (if applicable):

| Value Allocated to Improvements | n/a |

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):
THIS INDENTURE, made this 24th day of April, 2014 between LOIS HORN, as Trustee of a Trust Agreement with VIRGINIA H. DANOGER dated December 17, 1986, as amended and restated, of 1048 Linda Avenue, 8483, Newport Beach, CA 92660, AS TO AN UNDIVIDED 77% INTEREST;

EDWARD L. MAYO, JR., of 9240 Thoroughfare Road, Minocqua, WI 54548-9218, AS TO AN UNDIVIDED 41% INTEREST OF AN UNDIVIDED 23% INTEREST;

JAMES YEE-YEN LIU, of 200 Hopein E Road Sec 1 (2F), Taipei, Taiwan 10642, AS TO AN UNDIVIDED 19.50% INTEREST OF AN UNDIVIDED 23% INTEREST;

LAURA EYLES, of 5172 Frankwill Avenue, Clarkston, MI 48030, AS TO AN UNDIVIDED 1/2 INTEREST OF AN UNDIVIDED 19.50% INTEREST OF AN UNDIVIDED 23% INTEREST;

ANTONIA STARR ZIMMERMANN, of 1555 Fenimore Lane, The Villages, FL 32162, AS TO AN UNDIVIDED 1/2 INTEREST OF AN UNDIVIDED 19.50% INTEREST OF AN UNDIVIDED 23% INTEREST;

NANCY MAYO-MILLER, of 2145 E. 950 N, Kirtland, IN 46050-9200, AS TO AN UNDIVIDED 10% OF AN UNDIVIDED 23% INTEREST;

SHARON MAYO, of 3031 SW Atwood Avenue, Topeka, Kansas 66614-0434, AS TO AN UNDIVIDED 10% OF AN UNDIVIDED 23% INTEREST, Grantor, and

YVONNE WOLFENBERGER, as Trustee of YVONNE WOLFENBERGER Trust 102, under Trust Agreement dated December 30, 2004, of 556 West State Street, Sycamore, IL 60178, Grantee.

WITNESSETH. That Grantee is in consideration of the sum of Ten Dollars ($10.00) and other.
Sale 2 is roughly outlined in red above.

- Low Density Single Family Residential
- Commercial
- Parks and Recreation
### Comparable Sale Data

<table>
<thead>
<tr>
<th>Comparable Sale No.:</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seller:</td>
<td>Citizens First National Bank</td>
</tr>
<tr>
<td>Purchaser:</td>
<td>Park 88 Group, LLC</td>
</tr>
<tr>
<td>Sale Date:</td>
<td>01/26/2012</td>
</tr>
<tr>
<td>County:</td>
<td>DeKalb</td>
</tr>
<tr>
<td>Deed Type:</td>
<td>Special Warranty</td>
</tr>
<tr>
<td>Document Number:</td>
<td>2012001822</td>
</tr>
<tr>
<td>Verified Sale Price:</td>
<td>$9,650,000</td>
</tr>
<tr>
<td>Unit Price (if applicable):</td>
<td>$33,543 per Acre</td>
</tr>
<tr>
<td>Zoning:</td>
<td>PD1, Planned Development – Industrial, LC, Light Commercial, and SFR1, Single Family Residential (6,000 sf. min lot size), City of DeKalb</td>
</tr>
<tr>
<td>Highest and Best Use:</td>
<td>Majority Industrial; minority residential and commercial</td>
</tr>
<tr>
<td>Property Rights Conveyed:</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>Financing:</td>
<td>Market Financing (or Cash)</td>
</tr>
<tr>
<td>Conditions of Sale:</td>
<td>Market / Arm's-Length</td>
</tr>
</tbody>
</table>

**Name of party to the transaction with whom this sale was verified:** n/a

**Name of appraiser(s) who verified this sale (date sale was verified):** D. White (12/19/2017)

**Name of appraiser(s) who inspected this sale (date of inspection):** D. White (12/19/2017)

**Secondary data sources used to verify this sale:** Publics Records, Assessor, Deed

**Additional comments on verification process (if applicable):** The sale was verified with the above sources

**Address:** See location

**PIN(s):** *Multiple PINs, see following page

**Location Description:** North side of Fairview Drive, south side of E. Lincoln Highway, and west side of Peace Road, DeKalb, IL

**Legal Description:** n/a

### Description of the Land

| Area (Acres): | 287.69 |
| Area (SF):    | 12,531,776 |

**Describe relevant site details below:**

Highly irregular shaped site with mostly level topography. The site is not located within an identified floodplain, and there are no wetlands. The site has frontage on Fairview Drive, Macom Drive and E. Lincoln Highway. Commonwealth Edison owns the narrow strip of land between the property and Peace Road, but it is reasonable to assume an access agreement could be granted.

**Traffic counts:**

- 5,600 vpd on Fairview, 11,400 vpd on Peace Rd, and 9,550 vpd on E. Lincoln Highway/Route 38

**The following utilities and services are available to this site:**

- Electricity
- Water
- Gas
- Sanitary Sewer

**Comments:**

| Allocation of Value (if applicable): | Value Allocated to Land: n/a | Unit Value of Land: n/a (Not Applicable) |

| Description of the Improvements (if applicable): |

**Describe relevant building improvement details below:**

None

**Describe relevant site improvement details below:**

None

**Allocation of Value (if applicable):**

- Value Allocated to Improvements: n/a

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):

The majority of the site that was purchased is zoned PD-I, Planned Development – Industrial, by the City of DeKalb. This area is surrounded by other industrial properties, most of which are improved with industrial-type structures. The land that was purchased along E. Lincoln Highway is zoned LC, Light Commercial, and SFR1, Single Family Residential.
PERMANENT INDEX NUMBER: Parcel 1: 08-25-100-004-0000; 08-25-100-007-0000; 08-24-377-013-0000; Parcel 2: 08-25-100-014-0000; 08-25-100-022-0000; Parcel 3: 08-25-300-015-0000; Parcel 4: 08-25-300-017-0000; 08-25-300-019-0000; 08-25-300-020-0000; Parcel 5: 08-26-400-017-0000; Parcel 6: 08-26-377-012-0000; 08-26-377-014-0000; 08-26-377-015-0000; 08-26-377-016-0000; 08-26-377-017-0000; 08-26-400-012-0000; 08-26-200-011-0000; 08-26-400-013-0000.

It is noted that Park 88 Group, LLC does not own the interior streets that were included in the above outlined aerial.

This is the east portion of the property on the south side of E. Lincoln Hwy, west of Peace Road, and on the north side of Fairview Drive.
<table>
<thead>
<tr>
<th>PARCEL NUMBER (PIN)</th>
<th>OWNER</th>
<th>USE</th>
<th>PURPOSE</th>
<th>WIDTH OF TAKING (FEET)</th>
<th>PROPOSED RIGHT-OF-WAY (50' FT)</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>08-28-400-008</td>
<td>RICE FOUNDATION</td>
<td>FARM LAND</td>
<td>ACCOMMODATION OF ROADWAY WIDENING &amp; CULVERT REPLACEMENT</td>
<td>50' ROW, 50' PROP. ROW: 50'-60'</td>
<td>3,200.4</td>
<td>0.074</td>
</tr>
</tbody>
</table>

**CITY OF DEKALB**

ANNIE GLIDDEN AT FAIRVIEW DRIVE INTERSECTION IMPROVEMENTS

EXHIBIT 9A
PROPOSED RIGHT-OF-WAY
That part of the Southeast Quarter of Section 28, Township 40 North, Range 4 East of the Third Principal Meridian, in DeKalb County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.9998952584, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 28; thence South 89 degrees 51 minutes 34 seconds West along the South Line of said Southeast Quarter of Section 28, a distance of 259.27 feet to the Westerly Right-of-Way of Annie Glidden Road per document recorded September 24, 1974 as document number 382379 for the Point of Beginning; thence continuing South 89 degrees 51 minutes 34 seconds West along said South Line of the Southeast Quarter of Section 28, a distance of 43.16 feet to a line parallel with said Westerly Right-of-Way of Annie Glidden Road; thence North 00 degrees 08 minutes 26 seconds West, a distance of 33.00 feet to a line parallel with and 30.00 feet northwesterly of said Westerly Right-of-Way of Annie Glidden Road; thence North 45 degrees 49 minutes 44 seconds East, a distance of 98.24 feet to a line parallel with and 10.00 feet westerly of said Westerly Right-of-Way of Annie Glidden Road; thence North 01 degrees 34 minutes 20 seconds West along said parallel line, a distance of 77.09 feet; thence North 88 degrees 25 minutes 40 seconds East, a distance of 10.00 feet to said Westerly Right-of-Way of Annie Glidden Road; thence Southerly along said Westerly Right-of-Way of Annie Glidden Road the following three (3) courses: 1) thence South 01 degrees 34 minutes 20 seconds East, a distance of 108.65 feet; 2) thence South 45 degrees 49 minutes 44 seconds West, a distance of 53.20 feet; 3) thence South 00 degrees 08 minutes 26 seconds East, a distance of 33.00 feet to the Point of Beginning.

Said parcel containing 0.106 acres, more or less.
Exhibit E

Appraisal Review Certification

Route: FAU Route 5348 (Annie Glidden Road)  Project: C-93-115-16
Section: 16-00189-00-WR  Job No.
County: DeKalb  Parcel: 0002  Unit

☒ Original  ☐ Supplemental  ☐ Complex  ☑ Non-Complex  ☐ Value Finding

Is the remainder property an uneconomic remnant?  ☐ Yes  ☑ No

The attached ☑ Appraisal Report  ☐ Restricted Appraisal Report submitted by David White has been reviewed by the undersigned. In accordance with 49 CFR 24.104, the attached appraisal meets one of the following categories:

☐ Not Accepted – Provide reasoning for non-acceptance.
☐ Accepted – Meets all requirements, but is not selected.
☒ Recommended – Meets all requirements and is selected as basis for acquisition purposes.

The conclusions of value for the subject property as of December 19, 2017 are as follows:

Fair Market Value of Whole Property  $ 1,477,000
Fair Market Value of Property Taken (including improvements) as Part of the Whole  $ 7,000
Fair Market Value of Remainder as Part of the Whole Property Before Taking  $ 1,470,000
Fair Market Value of Remainder After Taking as will be Affected by Contemplated Improvement  $ 1,470,000
Damage to Remainder  $ None
Compensation for Permanent Easement(s)  $ Not Applicable
Compensation for Temporary Easement(s)  $ Not Applicable
Excess Land to be Acquired  $ None

Total Compensation  $ 7,000

[Signature]  January 9, 2018
Review Appraiser  Date

Illinois Certified General  553.000571  09/30/19
Type of License  License Number  Expiration Date

Approved: [Signature]  2/20/18
City/Regional Engineer/Authorized Agent  Date

Page 1  Parcel No. 0002 Glidden Road  Lorenz File No. 6640-17  LA 3729 Template (Rev. 11/25/15)
REVIEW APPRAISER CERTIFICATION

The undersigned hereby certifies:

1. That on January 6, 2018, I completed a visual inspection of the property and comparable sales selected. On Value Finding reports only with no permanent damages, a desk review of the attached appraisal is acceptable and is based upon information contained in the appraisal. I have analyzed the information and documented my conclusion in the attached appraisal review. ☐ I am / ☑ I am not aware of any additional sales data or additional information that may impact the value of the subject property.

2. That I have no direct or indirect present or contemplated future interest in the property described therein or in any benefit from the acquisition, and I have no personal interest or bias with respect to the parties involved.

3. That the facts and data reported by the review appraiser and used in the review process are based on that information provided by the author of the attached appraisal report and any specialty reports, and that this information is considered true and correct. No one has provided significant professional assistance to the person signing this review report. (If there are exceptions, the name of the individual(s) providing appraisal review assistance must be stated.)

4. That the analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions. I have no bias with respect to the property that is the subject of this review or the parties involved.

5. That my determination has been reached independently based on the appraisal without any collusion or direction, and my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. This review report is based on the data and information provided in the actual appraisal report and any specialty reports used therein.

6. That my analyses, opinions, and conclusions were developed and this review report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, the Uniform Act, and 49 CFR 24.104 and are based on the scope of work described herein.

7. That I have given consideration in this review to the value of the part taken, and damages and/or benefits to the remainder, if any, to the extent allowed under Illinois statutes; and that as near as can be determined non-compensable items of damage under Illinois law have not been included in the appraisal.

8. In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for this appraisal report.

9. I have performed no (or the specified) other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

10. My engagement in this assignment and my compensation for completing this assignment are not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.

11. Statement supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Appraiser Name: Francis S. Lorenz, Jr.
License Type: Illinois Certified General

Appraiser Signature
IL License # 553.000571 Expires: 9/30/19

Page 2 Parcel No. 0002 Glidden Road Lorenz File No. 6640-17 LA 3729 Template (Rev. 11/25/15)
APPRAISAL REVIEW REPORT: In accordance with 49 CFR 24.104 and USPAP Standards Rule 3, a review appraiser will prepare an appraisal review report to support the approved value selected for the use as the basis for acquisition purposes. This report shall contain the following information, either in a simple format or a more complex format as required for the review assignment: 1) scope of work being reviewed and the scope of work of the review assignment; 2) examination of the presentation and analysis of the appraisal report and the development of an opinion as to completeness, adequacy, appropriateness of appraisal methods and techniques used; 3) identification of client, intended use and intended user(s); 4) identification of any damages or benefits to any remaining property identified in the appraisal; and 5) a signed certification (Page 2 of this Appraisal Review Certification).

Subject of the review assignment: Appraisal report by David White for acquisition of land in fee known as Parcel 0002 at the northeast corner of Annie Glidden Road and Fairview Drive in DeKalb Township, DeKalb County, Illinois, owned by Rosemary Greek Neale, et al.

Date of the review: January 9, 2018

Property interest to be acquired: ☑ Fee Taking ☐ Dedication/Perpetual Easement
☐ Permanent Easement ☐ Temporary Easement
☐ Other (If Other, explain. If for disposal of excess land and/or other rights, please indicate fee simple, dedication/perpetual easement, and/or release of access rights.)

Date of work under review: December 21, 2017

Effective date of the opinion or conclusion of the work under review: December 19, 2017

Appraiser(s) who completed work being reviewed: David White

Describe the scope of work performed in this appraisal review report as required in 49 CFR 24.104 and USPAP Scope of Work Rule.

The report has been reviewed to determine if the appraiser has complied with the required IDOT standards in accordance with 49 CFR 24.104 and the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). My report is intended to comply with the requirements of Standard 3 and is prepared on this form as developed and required by IDOT.

In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for the appraisal report.

If I have disagreed with any of the appraiser’s conclusions, the basis for opinion are explained and supported as part of this review report. The appraiser’s report that has been reviewed is attached and considered part of this review report. Unless noted otherwise, I have accepted the factual data reported by the appraiser.

Purpose of the Review Appraisal
The purpose of this review appraisal is to report my findings to my clients, Santacruz Land Acquisitions, as agent for the City of DeKalb. I intend that these entities will use my review appraisal in conjunction with the underlying appraisal in their negotiations with the property owner for the acquisition of the land in fee for the proposed roadway improvement. No other use is intended.
Additional Scope of Work

In addition to the steps described above, I took these further steps in making my review of the White appraisal report:

- I read the underlying appraisal report, examining it for grammatical and mathematical errors, as well as examining the methods and techniques applied in the appraisal and making sure the report complies with the federal and state laws;

- I examined the Plat of Highways to confirm the size of the parcel and the size of the proposed fee acquisition;

- I visited the property in question to observe whether the appraisal report adequately described the property, its environs, and the property within the proposed fee acquisition;

- I visited each of the comparable sales identified in the appraisal as being comparable to the subject property and I researched their authenticity through public records and Midwest Real Estate Data, Inc. (the local MLS);

- I communicated with the author of the appraisal my questions and requests for clarification and modification;

- Upon completion of these tasks, I prepared this appraisal review certification which concurs with the underlying appraisal.

As a member of the Appraisal Institute, I hereby certify that I am current with the Continuing Education Program of the Institute.

I concur that the comparable sales used by Mr. White are appropriate. I also concur that the opinion of value is within the range of the comparable sales. Lastly, I concur that opinion of compensation for the fee taking is reasonable and appropriate.
1. Attached is a ☑ complex ☐ non-complex appraisal, per IDOT’s Land Acquisition Policies and Procedures Manual.

2. Location and Address: Northeast corner of Annie Glidden Rd. and Fairview Drive, DeKalb, IL

3. Identification: 08-28-400-007 & 08-27-301-004

4. Present Owner’s Name, Address and Telephone No.: Rosemary Greek Neale as to an undivided ½ interest and Meredith Marie Vytopil as to an undivided ½ interest. Contact: Aaron Butler, tenant farmer, (815) 751-0006.

5. Tenant’s or Lessee’s Name, Address and Telephone No.: Aaron Butler (tenant farmer)

6. Person Interviewed: Aaron Butler

7. Interviewed by: D. White

8. Farmland Preservation Act (pertains to fee takings and permanent easements): N/A

9. Present Use: Agricultural

Zoning: A-1, Agricultural, DeKalb County

Highest and Best Use After Taking: Future Mixed Use Dev.

10. Area of Whole Property

Total Area to be Acquired in Fee Simple Title:

<table>
<thead>
<tr>
<th>Acres</th>
<th>Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.200</td>
<td>8,712</td>
</tr>
</tbody>
</table>

Area to be Acquired by New Dedication
Area Acquired by Previous Dedication
Area to be Acquired for Additional ROW
Area to be Acquired by Permanent Easement
Area to be Acquired by Temporary Easement
Area of Remainder

<table>
<thead>
<tr>
<th>Acres</th>
<th>Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>41.995</td>
<td>1,829,302</td>
</tr>
</tbody>
</table>

11. Final Conclusion of Value

Fair Market Value of Whole Property

$ 1,477,000

Effective Date of Appraisal: December 19, 2017

For Partial Taking include the following:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Market Value of property taken (including improvements)</td>
<td>$ 7,000</td>
</tr>
<tr>
<td>Fair Market Value of remainder as part of the whole before taking</td>
<td>$ 1,470,000</td>
</tr>
<tr>
<td>Fair Market Value of remainder after taking as will be affected by contemplated improvements</td>
<td>$ 1,470,000</td>
</tr>
<tr>
<td>Damage to Remainder</td>
<td>$ 0</td>
</tr>
<tr>
<td>Compensation for Permanent Easement(s)</td>
<td>$ n/a</td>
</tr>
<tr>
<td>Compensation for Temporary Easement(s)</td>
<td>$ n/a</td>
</tr>
<tr>
<td>Total Compensation</td>
<td>$ 7,000</td>
</tr>
</tbody>
</table>

Date of the Report: December 21, 2017

Appraiser Name: David White

License Type: Certified General Real Estate Appraiser

IL License # 553-000624 Expires: 9/30/2017

Appraiser Signature
General Data

Definition of Fair Market Value: The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash, and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the value of the part taken. (Illinois Pattern Jury Instructions)

In the event of a partial acquisition where there is remainder property, any appreciation or depreciation caused by the contemplated improvement shall be considered when determining the fair cash market value of the remainder. Any increase or decrease in value caused by the actual acquisition of a part of the property must be considered in estimating the value of the remainder after taking.

Property History: Has subject sold in the last five (5) years or is it currently listed for sale? Yes ☐ No ☒ If yes, an analysis of the recent sale(s) and/or current listing is summarized as follows: _____

Property Interest to be Appraised: ☒ Fee Simple Estate ☐ Leased Fee Estate

Property Interest to be Acquired (check all that apply):
☒ Fee Acquisition ☐ Permanent Easement ☐ Dedication/Perpetual Easement
☐ Temporary Easement ☒ Other: _____
☐ None of the Above: This appraisal is for the disposal of excess land and/or the release of other rights.
If applicable, the disposition/release of rights is described as follows: N/A

USPAP Reporting Option (as defined by USPAP SR 2-2): ☒ Appraisal Report ☐ Restricted Appraisal Report

Type of Appraisal (per IDOT's Land Acquisition Policies and Procedures Manual):
☒ Non-Complex: Appraisal report “meets minimum requirements consistent with commonly accepted Federal and Federally-assisted program appraisal practices for those acquisitions, which, by virtue of their low value or simplicity,” do not require in-depth analysis presentation.
☐ Complex: Appraisal report that meets all minimum requirements and also reflects “established and commonly accepted Federal and Federally-assisted program appraisal practices” with appropriate in-depth analysis and presentation.

Client: City of DeKalb

Intended User: The intended users of this report include the Client and any of its Federal-funding partners. Parties who receive a copy of this report as a consequence of the Client’s disclosure policies are not intended users of the report.

Intended Use: The intended use of this appraisal report is for ☒ acquisition ☐ disposition of right of way by the Client. This report is not intended for any other use.

Authorization: The following person contacted the appraiser to provide this appraisal service: J. Steve Santacruz, as an agent for the City of DeKalb.

Purpose of Valuation:
☒ The purpose of this valuation is to arrive at an opinion of the fair market value of the acquisition of the whole property and/or a portion thereof. When applicable, the fair market value of the whole will be established, as will the fair market value of the remainder after the taking. Fair Market Value may also be affected by contemplated improvements with consideration for damages or benefits, if any, to the remainder, and/or the fair market value of possible permanent easements and/or temporary easements as required by design, and the total just compensation due to property owner by reason of the taking.
☐ The purpose of this valuation is to arrive at an opinion of the fair market value of the subject land parcel and/or other rights to be disposed by the Client.
**Assignment Conditions:** Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work. Assignment conditions applicable to this appraisal assignment are summarized below.

The Client requires this appraisal assignment to comply with the following standards, laws, regulations, and policies:
- the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24,
- the Uniform Standards of Professional Appraisal Practice (USPAP), and

Furthermore, the Client requires this appraisal to be prepared in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way. No portion of the value assigned to such property shall consist of items which are non-compensable under the established laws of Illinois.

In accordance with 49 CFR Part 24 and IDOT's Land Acquisition Policies and Procedures Manual, in opining on the value of the property before the taking, the appraiser shall disregard any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner. This situation is considered to be a hypothetical condition for the purposes of this appraisal. The use of this hypothetical condition may affect the assignment results.

Any decrease or increase in value caused by the actual acquisition of a part of the property must be considered in opining on the value of the remainder after taking. Such changes in value are parcel-specific.

USPAP Standards Rule 1-2(c)(iv) requires that when exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion. However, the definition of fair market value in this report does not include exposure time as a component. Therefore, the appraiser is not required to develop and report an opinion of exposure time linked to the value opinion. This situation is considered to be an assignment condition for the purposes of this appraisal.
**Scope of Work:** Summarize the steps/process employed to develop the appraisal report, as required in 49 CFR Part 24, and the Uniform Standards of Professional Appraisal Practice (USPAP).

The amount and type of information researched and the analysis applied in an assignment includes, but is not limited to 1) the extent to which the property is inspected or identified; 2) extent of inspection and description of the neighborhood and proposed project area; 3) the extent of research into physical or economic factors that could affect the property; 4) the extent of data researched; and 5) the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work also needs to explain the various approaches utilized and the reasons for why any particular approach was not used.

The appraiser will provide an appraisal and appraisal report in accordance with the Illinois Department of Transportation Land Acquisition Policies and Procedures Manual; the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act as amended (hereinafter "Uniform Act") and the implementing regulations in 49 CFR Part 24; the Civil Procedure Eminent Domain Act (735 ILCS 30/1-1-1 Et Seq.); and the 2016-2017 edition of the Uniform Standards of Professional Appraisal Practice. The appraiser must, at a minimum:

- Inspect the neighborhood and local area, noting utility and transportation infrastructure to the extent required for the highest and best use of the property.
- Adequately describe the physical characteristics of the property being appraised, including items identified as personal property, as of the date of valuation. The description should also include:
  - Known and observed encumbrances
  - Title information
  - Location
  - Zoning (current, proposed, and probability of rezoning)
  - Use
  - Stage of development
  - Concurrency with local and regional land use plans
  - An analysis and supported determination of highest and best use
  - Sales history of the property within the last five years (e.g., when acquired, amount paid, etc.)
- Adequately describe and analyze all relevant market data and activity as of the date of value.
- Inspect, research, analyze, and verify comparable sales with public sources and with a party to the transaction if possible (buyer, seller, broker, or attorney).
- Appraise the fair market value of the whole property; the portion to be acquired, including any temporary or permanent easements; and damages to the remainder, if any.
- Report the appraiser’s analyses, opinions, and conclusions in the appraisal report. The appraisal report must include the plat or sketch of the property and provide the location and dimensions of any improvements. The appraisal report shall include adequate photographs of the subject property and of the comparable sales and provide location maps of the property and comparable sales.
- Consider the three traditional approaches to value: cost, income, and sales comparison approaches. The applicable approach to value the subject property is the sales comparison approach. The sales comparison approach was used to develop a value conclusion. The cost and income approaches to value are not as credible as the sales comparison approach for the purposes of this appraisal. The cost and income approaches are not required and were omitted.
- I have considered the remainder and its improvements when estimating the fair market value of the part taken.
- Other documents furnished to the appraiser and considered in the valuation by the client are referenced in this report.
General Assumptions and Limiting Conditions: Summarize any general assumptions and limiting conditions utilized in this report.

This appraisal will be based on the following general assumptions and limiting conditions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements, and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.

2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.

3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.

4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.

5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.

6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

7. Any opinions of value provided in the report apply to the entire property, and any portion or division of the total into fractional interests will invalidate the opinion of value unless such proration or division has been set forth in the report.

8. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.

9. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.

10. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.

11. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.

12. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.

13. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

14. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.

15. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
16. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.

17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person signing the report.

18. Information, estimates and opinions contained in the report, obtained from third-party sources are assumed to be reliable and have not been independently verified.

19. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.

20. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.

21. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered, unless otherwise noted in the appraisal.

22. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.

23. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report.

24. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

25. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of any property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. In as much as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, we cannot comment on compliance to ADA. Given that compliance can change with each owner's financial ability to cure non-accessibiltiy, the value of the subject does not consider possible non-compliance. A specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

26. The appraisal report is prepared for the exclusive benefit of the Client and intended user(s), its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

27. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
28. The person signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

29. The appraiser is not a building or environmental inspector. The appraiser does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

30. The appraisal report and value conclusion assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner, if applicable for proposed construction.

31. It is expressly acknowledged that in any action which may be brought against Civiltech Engineering, Inc., or their respective officers, owners, managers, directors, agents, subcontractors or employees, arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein, Civiltech Engineering, Inc., shall not be responsible or liable for an incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of Civiltech Engineering, Inc. in any such action shall not exceed the fees paid for the preparation of the appraisal. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.

32. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

33. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Civiltech Engineering, Inc., and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent be achieved, as they are subject to considerable risk and uncertainty.
**Property Owner Contact/Interview:** Summarize the appraiser's contact/interview with property owner. The property owner (or the owner's designated representative) must be provided the opportunity to accompany the appraiser during the appraiser’s inspection of subject property (49 CFR Part 24.102).

Name of the property owner (or designated representative) who was offered an opportunity to accompany the appraiser: Rosemary C. Greek-Neale & Meredith M. Vytopil

The method used to contact the property owner included (check all that apply):

☐ Personal contact
☐ Telephone
☒ Letter
☐ Other (explain): ____

The invitation to the property owner:

☒ was accepted
☐ was declined
☐ did not receive a response
☐ Other (explain): ____

The appraiser personally inspected the subject property on the following date(s): The appraiser met with the farm manager on behalf of the owners. An inspection was performed with Aaron Butler present on December 19, 2017.

Additional information relating to the appraiser’s contact with the property owner, including any concerns expressed by the owner, is explained as follows: n/a
Subject property roughly outlined in red.
Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.

**Photograph:**

<table>
<thead>
<tr>
<th>Date of Photograph:</th>
<th>December 19, 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Photograph By:</td>
<td>D. White</td>
</tr>
<tr>
<td>Camera Facing:</td>
<td>East</td>
</tr>
</tbody>
</table>

Description: Looking east from the southwest corner of the property. (Sign is located within the existing right of way)

**Photograph:**

<table>
<thead>
<tr>
<th>Date of Photograph:</th>
<th>December 19, 2017</th>
</tr>
</thead>
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<tr>
<td>Photograph By:</td>
<td>D. White</td>
</tr>
<tr>
<td>Camera Facing:</td>
<td>East</td>
</tr>
</tbody>
</table>

Description: Looking east along Fairview Drive, area to be acquired.
Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.

Description: Looking north along Annie Glidden, area to be acquired.

Description: Looking south along Annie Glidden, area to be acquired.
NGEHOOD DESCRIPTION

Schaumburg, Illinois is a village located in Cook County, Illinois; approximately 28 miles northwest of the Chicago Loop. It is surrounded by Hoffman Estates to the north, Elk Grove Village to the east, Roselle and Bloomingdale to the south, and Streamwood to the west. Schaumburg has a total area of 19.333 square miles, of which 19.22 square miles is land and 0.113 square miles is water. The first inhabitants of Schaumburg were members of the Sauk, Fox, Potawatomi and Kickapoo Native American Tribes. By the mid-nineteenth century, settlers began to arrive from eastern United States and Germany.

According to the 2010 US Census, the population is 74,227, and was estimated to be around 74,446 in 2016. Also in 2010, there was a reported 33,610 housing units, with 63.2% being owner-occupied. The median value of owner-occupied housing units from 2011-2015 was $233,400, and the median gross rent from 2011-2015 was $1,245. The median household income from 2011-2015 was $74,086. (United States Census Bureau)

Between the beginning of Q3 in 2014 to the end of Q3 in 2017, 1,584 detached housing units have sold. There was an average marketing time of 77 days, a median sold price of $295,000, and an average sold price of $315,754. The maximum sold price was $885,000 and the minimum sold price was $102,500. This shows improvement in the local market compared to the previous three years. Between the beginning of Q2 in 2011 to the end of Q2 in 2014, 1,196 detached housing units were sold. There was an average marketing time of 117 days, a median sold price of $250,000, and an average sold price of $274,548. (Midwest Real Estate Data, MLS)

The Village of Schaumburg does not have a defined downtown area, like most of the Chicago metropolitan cities. However, Woodfield Mall, which attracts more than 27 million visitors each year, has provided a focal point within the city. Restaurants, retail stores, movie theaters, and hotels have developed throughout the years proximate to Woodfield Mall because of its popularity. West of the mall, down Golf Road, are a number of car dealerships including Chevrolet, Ford, Cadillac, Volkswagen, and more.

Ten public elementary schools, three public middles schools and one public high school, Schaumburg High School, serve the Village of Schaumburg. Private schools include St. Peter Lutheran School (grades PK-8), Schaumburg Christian School (PK-12), and the Hadi School of Excellence (PK-5), along with many other PK-K private institutions.

Schaumburg has a station on Metra’s Milwaukee District/West Line, which goes between Elgin and Chicago Union Station. Pace offers dial-a-ride bus service that is open to the general public. Lastly, the Schaumburg Regional Airport, a small general aviation airport, is located along Irving Park Road, just west of Roselle Road. The O’Hare International Airport is approximately 11 miles away. As of 2014, O’Hare has direct service to 210 destinations, including 153 domestic destinations in the United States and 57 international destinations in North America, South America, Asia and Europe.

Interstate Highway 90 passes through the north side of Schaumburg, 290 passes through the east side, and Illinois Route 390 through the south side. Major thoroughfares include Golf Road (Route 58), Higgins Road (Route 72), and Irving Park Road (Route 19).

As of 2012, there were 8,426 business firms located in Schaumburg, IL. Top employers in Schaumburg include Zurich North America, Community Consolidated School District 54, Motorola Solutions, OptumRx (Catamaran), and Career Education Center.
Subject Property Description

Current Use: Agricultural land

Tenants: n/a

Site Description: This is a 42.195 acre or 1,838,014 square foot irregular shaped land parcel with fairly level topography.

Flood Hazard: A small amount of Zone AE floodplain/floodway is located in the northeast section of the site. See map on following page. Zone AE floodplain is within the 1% annual chance flood (100-year flood). The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. (FEMA Map Panel 17037C0242E).

Utilities Available: Gas and electric. Private well and septic system required for development.

Building Description: None

Site Improvements: None

Soil Types: The majority of the site is Danabrook silt loam, with 2 to 5 percent slopes. Other soil types located on the site include Flanagan silt loam, Parr silt loam, and Elpaso silty clay loam.

Access: Field entrances provide access to the crops.

Zoning Information: A1, Agricultural District, under the jurisdiction of DeKalb County. It is also noted that the City of DeKalb has the site categorized as SAGRC, South Annie Glidden Rd. Corridor Overlay. From the City of DeKalb, “All territory which may hereafter be annexed to the City of DeKalb, Illinois shall be considered as being in the “SFR-1” Single-Family Residential District, and as appropriate, in the “FP” Floodplain Overlay District, until otherwise changed by ordinance. Additionally, those areas annexed to the City which are part of the South Annie Glidden Road Corridor Plan (adopted by the City Council on January 22, 1990) shall be subjected to the regulations to the “SAGRC” Overlay District (see Section 6.02 of Article 6 of this Ordinance).”

Traffic Counts: 3,900 vpd on W. Fairview Drive (2013) and 6,800 vpd on S. Annie Glidden Road (2013)

Easements & Encroachments: There are no apparent encroachments onto the subject property. The site is subject to typical utility easements. No adverse easements were observed or known.
Highest and Best Use Analysis: Summarize the support and rationale for the appraiser’s determination of the highest and best use of the subject property. If the property is improved, address both the highest and best use as vacant, and of the property as improved. Appraiser may provide a Land Only Grid to support highest and best use analysis. A detailed appraisal requires more in-depth analysis. A change in highest and best use requires more in-depth analysis of the subject property before the acquisition and the remainder.

The development of an opinion of market value first requires a determination of highest and best use, founded on the forces of supply and demand. The highest and best use of the property must be determined for both the subject site as though vacant, and for the property as currently improved (if applicable). The highest and best use must meet the following criteria:

1. Legally permissible under the zoning laws and other restrictions that apply to the site.
2. Physically possible given the site size and characteristics.
3. Economically feasible, or those uses that produce a positive return on investment.
4. The particular use (or class of uses) that pass the first three criteria and also produce the highest net return on investment relative to risk are the maximally productive and highest and best use of the property, which then becomes the basis of the market value estimate.

Highest and Best Use as defined by the Courts is “that use which would give the property its highest cash market value on the date of value. This may be the actual use of the property on that date or a use to which the property is/was adaptable and which would be anticipated with such reasonable certainty that it would enhance the market value on that date.”

Highest and Best Use of the Subject Property

As previously noted, the subject site is zoned A-1, Agricultural, under the jurisdiction of DeKalb County. The subject property has an adequate size and shape to accommodate a wide variety of developments, satisfying the physical possibility standard for highest and best use. The topography of the site does not impose any significant burden to development. The subject property requires annexation into DeKalb in order to connect with water and sewer.

In view of the subject site and other uses in the area of the subject that appear to be making a positive contribution to the land, it is my opinion that the present agricultural use on the subject parcel would be financially feasible. In view of the surrounding environs, the A-1, Agricultural zoning classification and neighborhood demographics, it is my opinion that the subject site’s highest and best use is to hold for mixed use development, including some commercial uses, with an interim use of agricultural land.

The DeKalb County Unified Future Land Use Plan (2011) shows the site as having a future land use of commercial. The City of DeKalb’s 2005 Comprehensive Plan shows the site as having a commercial use.
Valuation Analysis of Whole Property:

This is a 42.195 acre or 1,838,014 square foot irregular shaped land parcel with fairly level topography. The site is vacant agricultural land, has a small amount of Zone AE floodplain/floodway, and there are no wetlands. It is zoned A1, Agricultural District, under the jurisdiction of DeKalb County. The site would require annexation into DeKalb in order to be connected with municipal sewer and water.

I have considered comparable sales No. 1, No. 2, and No. 3 located within the sales book prepared in conjunction with this report when estimating the value of the whole property. A full description of these sales is located in the sales book prepared in conjunction with this appraisal report. These sales have an unadjusted range from $11,500 to $33,543 per acre.

Adjustments were considered for features such as date of sale, location, lot size and shape, topography, utilities, floodplain/wetland, conditions of sale, market characteristics, traffic counts and other relevant site characteristics. All sales were considered "arms-length", with typical financing unless otherwise noted. The location of the subject proximate to a full interchange along Interstate I-88 is superior to all of the sales and required an upward adjustment.

<table>
<thead>
<tr>
<th>Sale</th>
<th>Sale Date</th>
<th>Location</th>
<th>Sale Price</th>
<th>Site size (ac)</th>
<th>Unit Price (ac)</th>
<th>Shape</th>
<th>Topography</th>
<th>Flood/Wetland</th>
<th>Traffic Count</th>
<th>Corner</th>
<th>Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>02/16</td>
<td>SE side of 1st St., NS of Gurler Rd, DeKalb</td>
<td>$417,795</td>
<td>36.33</td>
<td>$11,500</td>
<td>Irregular</td>
<td>Mostly level</td>
<td>None/ None Riverine cuts across NEC</td>
<td>1,600 vpd on 1st Street</td>
<td>No</td>
<td>All public</td>
</tr>
<tr>
<td>2</td>
<td>04/14</td>
<td>SS of S. Malta Rd., 2.5 mile west of Annie Glidden Rd, DeKalb</td>
<td>$4,903,250</td>
<td>390.85</td>
<td>$12,545</td>
<td>Irregular</td>
<td>Mostly level</td>
<td>None/ None</td>
<td>1,550 vpd on Malta Rd, 8,200 vpd Rte 38</td>
<td>No</td>
<td>Gas, electric, private well and septic required</td>
</tr>
<tr>
<td>3</td>
<td>01/12</td>
<td>NS of Fairview, SS of Lincoln Hwy, west of Peace Rd.</td>
<td>$9,650,000</td>
<td>287.69</td>
<td>$33,543</td>
<td>Irregular</td>
<td>Mostly level</td>
<td>None/ None</td>
<td>5,600 vpd on Fairview &amp; 9,550 vpd on E. Lincoln Hwy</td>
<td>No</td>
<td>All public</td>
</tr>
<tr>
<td>Subj</td>
<td>--</td>
<td>NEC of Annie Glidden &amp; Fairview, DeKalb</td>
<td>--</td>
<td>42.195</td>
<td>--</td>
<td>Irregular</td>
<td>Mostly level</td>
<td>Small portion of Zone AE/floodway along east property line/ None</td>
<td>6,800 vpd Annie Glidden &amp; 3,900 vpd on Fairview Dr.</td>
<td>Yes</td>
<td>Gas and electric. Private well and septic required</td>
</tr>
</tbody>
</table>

Based on the sales listed above and the characteristics of the subject property, I have estimated the fair market value of the whole property to be $35,000 per acre or $1,477,000 (rounded).
Valuation Analysis of Taking:

The area to be acquired is located at the southwest corner of the site, along a portion of the west property line and south property line, and is irregular in shape. The take extends 576.15 feet along Annie Glidden road and narrows as it travels north. The take cuts across the southwest corner of the property, and runs along the south property line for 82.99 feet. The total area to be acquired is 0.200 acres or 8,712 square feet. The reader is referred to the attached plat for a visual representation of the take.

There are no improvements located within the part taken. The part taken is planted with winter wheat and at a cost to the tenant farmer. The crops located within the take are considered personal property and additional compensation is not included in the value of the part taken.

I have considered vacant land sales No. 1, No. 2, and No. 3 to assist in the determination of the contributory land value within the area to be acquired. A full description of these sales is located in the sales book prepared in conjunction with this appraisal report. These sales have an unadjusted range from $11,500 to $33,543 per acre. Adjustments were considered for features such as date of sale, location, lot size and shape, topography, utilities, floodplain/wetland, conditions of sale, market characteristics, traffic counts and other relevant site characteristics.

The fair market value of the area to be acquired, as a part of the whole, including improvements, is $7,000. I have allocated a contributory land value of $35,000 per acre or $0.80 per square foot of land to the area to be acquired as a part of the whole property.
Narrative Analysis and Value Opinion of Remainder:

After the taking, the remainder property will have a total land holding of 41.995 acres or 1,829,302 square feet. The highest and best use of the property will not change as a result of the taking or project. There will be no change in access, division of the property or land locking.

I have considered comparable land sales No. 1, No. 2, and No. 3 located within the sales book prepared in conjunction with this report when estimating the fair market value of the remainder, after the take, as impacted by the contemplated improvements. After adjustments, the fair market value of the subject property, after the take, as affected by the contemplated improvements, is $1,470,000. There are no damages to the property.

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Market Value of Remainder as Part of the Whole Before Taking</td>
<td>$1,470,000</td>
</tr>
<tr>
<td>Fair Market Value of Remainder, After the Take, as will be affected by the Contemplated Improvements</td>
<td>$1,470,000</td>
</tr>
<tr>
<td>Damage to Remainder</td>
<td>$0</td>
</tr>
</tbody>
</table>
APPRAISER CERTIFICATION

In accordance with USPAP, I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- The following individual(s) provided significant real property appraisal assistance to the person signing this certification: Kelsey White, Associate Real Estate Trainee Appraiser Lic. No. 557.006256 assisted in the preparation of this appraisal report, research of the subject property, interpreting plats and plans, market analysis, sales verification, and reconciliation.

As required by the Client, I further certify that:

- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24, as well as the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right of way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Illinois.
- I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property 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 the owner, was disregarded in opining on the value of the property before the taking. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in opining on the value of the remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT’s Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings of this appraisal to anyone other than the Client, and that I will not do so until authorized by the Client or until I am required to do so by law, or until I am released from this obligation by having publicly testified to these findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address “standards of practice” as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.
- My opinion of the fair market value of the part taken and net damage to the remainder, if any, as of the effective date of this appraisal is $7,000.00 based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Appraiser Name: David White
License Type: Certified General Real Estate Appraiser
IL License # 553-006256
Expires: 9/30/2017

[Signature]

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F.A.U. Rte 5348 (Annie Glidden Rd.)
### Comparable Sale Data

<table>
<thead>
<tr>
<th>Comparable Sale No.:</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seller:</td>
<td>*Richard R. Kennay</td>
</tr>
<tr>
<td>Purchaser:</td>
<td>Midland IRA, Inc., f/b/o James B. Planey, #1633284</td>
</tr>
<tr>
<td>Sale Date:</td>
<td>02/08/2016</td>
</tr>
<tr>
<td>County:</td>
<td>DeKalb</td>
</tr>
<tr>
<td>Deed Type:</td>
<td>Special Trustee's</td>
</tr>
<tr>
<td>Document Number:</td>
<td>2016001607</td>
</tr>
<tr>
<td>Verified Sale Price:</td>
<td>$417,795</td>
</tr>
<tr>
<td>Unit Price:</td>
<td>$11,500 per acre</td>
</tr>
<tr>
<td>Zoning:</td>
<td>HI, Heavy Industrial, City of DeKalb</td>
</tr>
<tr>
<td>Highest and Best Use:</td>
<td>Industrial</td>
</tr>
<tr>
<td>Property Rights</td>
<td>Conveyed: Fee Simple</td>
</tr>
<tr>
<td>Financing:</td>
<td>Market Financing (or Cash)</td>
</tr>
<tr>
<td>Conditions of Sale:</td>
<td>Market / Arm's-Length</td>
</tr>
</tbody>
</table>

Name of party to the transaction with whom this sale was verified: n/a
Name of appraiser(s) who verified this sale (date sale was verified): D. White (12/19/2017)
Name of appraiser(s) who inspected this sale (date of inspection): D. White (12/19/2017)
Secondary data sources used to verify this sale: Public Records, Assessor, and Deed
Additional comments on verification process (if applicable): The sale was deemed reliable by the above sources.

<table>
<thead>
<tr>
<th>Address:</th>
<th>See location</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN(s):</td>
<td>08-34-300-033</td>
</tr>
<tr>
<td>Location Description:</td>
<td>Southeast side of 1st Street, north side of Gurler Road, DeKalb, IL</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Description of the Land
Area (Acres): 36.33
Area (SF): 1,582,535

Description of the Improvements (if applicable)
Describe relevant building improvement details below: None

Description of the Improvements (if applicable)
Describe relevant site improvement details below: None

Allocation of Value (if applicable)
Value Allocated to Land: n/a
Unit Value of Land (Not Applicable): n/a

Allocation of Value (if applicable)
Value Allocated to Improvements: n/a

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):

Grantor: * Richard R. Kennay, not individually but as Trustee of the RICHARD R. KENNAY TRUST under Decl. dated 12/14/2005, and Doris J. Kennay, not individually but as Trustee of the DORIS J. KENNAY Trust under Dec. dated 12/14/2005

The property is currently for sale for $1,307,880 or $36,000 per acre.
### Comparable Sale Data

<table>
<thead>
<tr>
<th>Comparable Sale No.</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seller:</td>
<td>Lois Horness, as Trustee of a Trust Agreement with Virginia H. Daniger</td>
</tr>
<tr>
<td>Purchaser:</td>
<td>Yvonne Wolfenberger, see next page for other grantees</td>
</tr>
<tr>
<td>Sale Date:</td>
<td>04/29/2014</td>
</tr>
<tr>
<td>County:</td>
<td>DeKalb</td>
</tr>
<tr>
<td>Deed Type:</td>
<td>Deed in Trust</td>
</tr>
<tr>
<td>Document Number:</td>
<td>2014003626</td>
</tr>
<tr>
<td>Verified Sale Price</td>
<td>$4,903,250</td>
</tr>
<tr>
<td>Unit Price (if applicable):</td>
<td>$12,545 per Acre</td>
</tr>
<tr>
<td>Zoning:</td>
<td>A-1, Agricultural, City of DeKalb</td>
</tr>
<tr>
<td>Highest and Best Use:</td>
<td>Mixed Use Development</td>
</tr>
<tr>
<td>Property Rights:</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>Conveyed:</td>
<td>Market Financing (or Cash)</td>
</tr>
<tr>
<td>Conditions of Sale:</td>
<td>Market / Arm's-Length</td>
</tr>
</tbody>
</table>

Name of party to the transaction with whom this sale was verified: n/a
Name of appraiser(s) who verified this sale (date sale was verified): D. White (12/19/2017)
Name of appraiser(s) who inspected this sale (date of inspection): D. White (12/19/2017)
Secondary data sources used to verify this sale: Public Records, Assessor, and Deed
Additional comments on verification process (if applicable): The sale was deemed reliable by the above sources.

<table>
<thead>
<tr>
<th>Description of the Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (Acres): 390.85</td>
</tr>
</tbody>
</table>

Describe relevant site details below:
Irregular shaped site with mostly level topography. Not located within an identified floodplain, and there are no wetlands. The site has frontage Lincoln Highway and S. Malta Road.

Traffic counts: 1,550 vpd on S. Malta Road and 8,200 vpd on E. Lincoln Highway/Route 38

The following utilities and services are available to this site:
- Electricity ☒
- Water ☐
- Gas ☒
- Sanitary Sewer ☐
Comments: Private well and septic required for development.

<table>
<thead>
<tr>
<th>Allocation of Value (if applicable):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value Allocated to Land n/a</td>
</tr>
<tr>
<td>Unit Value of Land n/a (Not Applicable)</td>
</tr>
</tbody>
</table>

Description of the Improvements (if applicable):

Describe relevant building improvement details below:
None

Describe relevant site improvement details below:
None; the area outlined in red in the aerial picture above is not part of the property.

<table>
<thead>
<tr>
<th>Allocation of Value (if applicable):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value Allocated to Improvements n/a</td>
</tr>
</tbody>
</table>

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):
THIS INDENTURE, made this 29th day of April, 2014 between LOIS HORNES, as Trustee of a Trust Agreement with VIRGINIA H. DANIELS dated December 17, 1986, as amended and restated, of 1048 Living Avenue, 6483, Newport Beach, CA 92660, AS TO AN UNDIVIDED 77% INTEREST;

EDWARD L. MAYO, JR., of 9240 Thoroughfare Road, Minocqua, WI 54548-9218, AS TO AN UNDIVIDED 41% INTEREST OF AN UNDIVIDED 23% INTEREST;

JAMES YEE-YEN LIU, of 200 Hoping E Road Suite 1 (SF), 78033, Taiwan 10641, AS TO AN UNDIVIDED 19.50% INTEREST OF AN UNDIVIDED 23% INTEREST;

LAURA EYLES, of 5172 Frankwill Avenue, Clarkston, MI 48346, AS TO AN UNDIVIDED 1/2 INTEREST OF AN UNDIVIDED 19.50% INTEREST OF AN UNDIVIDED 23% INTEREST;

ANTONIA STARR ZIMMERMANN, of 1555 Fenimore Lane, The Villages, FL 32162, AS TO AN UNDIVIDED 1/2 INTEREST OF AN UNDIVIDED 19.50% INTEREST OF AN UNDIVIDED 23% INTEREST;

NANCY MAYO-MILLER, of 2145 E. 950 N, Kirtland, IN 46050-9200, AS TO AN UNDIVIDED 10% OF AN UNDIVIDED 23% INTEREST;

SHARON MAYO, of 3031 SW Atwood Avenue, Topeka, Kansas 66614-0434, AS TO AN UNDIVIDED 10% OF AN UNDIVIDED 23% INTEREST, Grantors, and

YVONNE WOLLENBERGER, as Trustee of YVONNE WOLLENBERG TRUST 102, under Trust Agreement dated December 30, 2004, of 556 West State Street, Sycamore, IL 60178, Grantee.

WITNESSETH: That Grantor is in consideration of the sum of Ten Dollars ($10.00) and other

[Signature]
Sale 2 is roughly outlined in red above.

- **Low Density Single Family Residential**
- **Commercial**
- **Parks and Recreation**
<table>
<thead>
<tr>
<th>Comparable Sale No.:</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seller:</td>
<td>Citizens First National Bank</td>
</tr>
<tr>
<td>Purchaser:</td>
<td>Park 88 Group, LLC</td>
</tr>
<tr>
<td>Sale Date:</td>
<td>01/26/2012</td>
</tr>
<tr>
<td>County:</td>
<td>DeKalb</td>
</tr>
<tr>
<td>Deed Type:</td>
<td>Special Warranty Deed</td>
</tr>
<tr>
<td>Document Number:</td>
<td>2012001822</td>
</tr>
<tr>
<td>Verified Sale Price:</td>
<td>$9,850,000</td>
</tr>
<tr>
<td>Unit Price:</td>
<td>$33,543 per Acre</td>
</tr>
<tr>
<td>Zoning:</td>
<td>PD1, Planned Development - Industrial, LC, Light Commercial, and SFR1, Single Family Residential (6,000 sf. min lot size), City of DeKalb</td>
</tr>
<tr>
<td>Highest and Best Use:</td>
<td>Majority Industrial; minority residential and commercial</td>
</tr>
<tr>
<td>Property Rights:</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>Conveyed:</td>
<td></td>
</tr>
<tr>
<td>Financing:</td>
<td>Market Financing (or Cash)</td>
</tr>
<tr>
<td>Conditions of Sale:</td>
<td>Market / Arm's-Length</td>
</tr>
</tbody>
</table>

Name of party to the transaction with whom this sale was verified: n/a
Name of appraiser(s) who verified this sale (date sale was verified): D. White (12/19/2017)
Name of appraiser(s) who inspected this sale (date of inspection): D. White (12/19/2017)
Secondary data sources used to verify this sale: Publics Records, Assessor, Deed
Additional comments on verification process (if applicable): The sale was verified with the above sources

| Address: | See location |
| PIN(s):  | *Multiple PINs, see following page |
| Location Description: | North side of Fairview Drive, south side of E. Lincoln Highway, and west side of Peace Road, DeKalb, IL |
| Legal Description: | n/a |

**Description of the Land**

Area (Acres): 287.69  Area (SF): 12,531,776

Describe relevant site details below:
Highly irregular shaped site with mostly level topography. The site is not located within an identified floodplain, and there are no wetlands. The site has frontage on Fairview Drive, Macom Drive and E. Lincoln Highway. Commonwealth Edison owns the narrow strip of land between the property and Peace Road, but it is reasonable to assume an access agreement could be granted.

**Traffic counts**: 5,600 vpd on Fairview, 11,400 vpd on Peace Rd, and 9,550 vpd on E. Lincoln Highway/Route 38

The following utilities and services are available to this site:
- Electricity
- Gas
- Water
- Sanitary Sewer

**Allocation of Value** (if applicable):
- Value Allocated to Land: n/a
- Unit Value of Land: n/a (Not Applicable)

**Description of the Improvements** (if applicable)

Describe relevant building improvement details below:
None

Describe relevant site improvement details below:
None

<table>
<thead>
<tr>
<th>Allocation of Value (if applicable):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value Allocated to Improvements: n/a</td>
</tr>
</tbody>
</table>

Use the space below to provide additional explanation of relevant details (use an additional page if necessary):
The majority of the site that was purchased is zoned PD-I, Planned Development – Industrial, by the City of DeKalb. This area is surrounded by other industrial properties, most of which are improved with industrial-type structures. The land that was purchased along E. Lincoln Highway is zoned LC, Light Commercial, and SFR1, Single Family Residential.
It is noted that Park 88 Group, LLC does not own the interior streets that were included in the above outlined aerial.

This is the east portion of the property on the south side of E. Lincoln Hwy, west of Peace Road, and on the north side of Fairview Drive.
That part of the Southeast Quarter of Section 28, Township 40 North, Range 4 East of the Third Principal Meridian, in DeKalb County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.9998952584, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of Section 28; thence South 89 degrees 51 minutes 34 seconds West along the South Line of said Southeast Quarter of Section 28, a distance of 79.23 feet to the Easterly Right-of-Way of Annie Glidden Road per document recorded September 24, 1974 as document number 382379; thence Northerly along said Easterly Right-of-Way of Annie Glidden Road the following three (3) courses: 1) thence North 00 degrees 08 minutes 26 seconds West, a distance of 33.00 feet; 2) thence North 48 degrees 36 minutes 30 seconds West, a distance of 55.77 feet; 3) thence North 01 degrees 34 minutes 20 seconds West, a distance of 576.15 feet; thence South 03 degrees 23 minutes 24 seconds East, a distance of 315.16 feet to a line parallel with and 10.00 feet easterly of said Easterly Right-of-Way of Annie Glidden Road; thence South 01 degrees 34 minutes 20 seconds East along said parallel line, a distance of 255.00 feet to a line parallel with and 11.31 feet northeasterly of said Easterly Right-of-Way of Annie Glidden Road; thence South 48 degrees 36 minutes 30 seconds East along said parallel line, a distance of 38.48 feet to a Line parallel with and 50.00 feet northerly of the South Line of the Southwest Quarter of Section 27 in said Township 40 North, Range 4 East; thence South 89 degrees 32 minutes 41 seconds East along said parallel line, a distance of 82.99 feet to the East Line of said Southeast Quarter of Section 28; thence South 00 degrees 36 minutes 26 seconds East along said East Line, a distance of 50.00 feet to the Point of Beginning.

Said parcel containing 0.200 acres, more or less.
WARRANTY DEED
(Individual) (Non-Freeway)

Rosemary Greek Neale, a single person as to an undivided 1/2 interest and Meredith Marie Vytopil, a married person as to an undivided 1/2 interest, (Grantor), of the County of DeKalb and State of Illinois, for and in consideration of Eight Thousand and No/100 Dollars ($8,000.00), receipt of which is hereby acknowledged, grants, conveys, and warrants to the City of DeKalb ("City"), the following described real estate:

See attached legal description.

Address: Northeast Corner of Annie Glidden Road and Fairview Drive, Dekalb, IL

situated in the County of DeKalb, State of Illinois, and hereby releases and waives all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor does not possess rights of Homestead in the premises.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee’s agents which may cause damage to the Grantor’s remaining property.
Dated this 28th day of February, 2018.

Rosemary Greek Neale

Meredith Marie Vytopil

State of California ss

County of San Diego ss

This instrument was acknowledged before me on 28 Feb, 2018, by Rosemary Greek Neale and Meredith Marie Vytopil.

KENNETH C. SHOOK
Notary Public - California
San Diego County
Commission # 2181424
My Comm Expires Feb 23, 2021

My Commission Expires: 2/23/21

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

3-6-2019

Date

Buyer, Seller or Representative

This instrument was prepared by J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Rd - Ste 201, Northfield, IL 60093

and after recording, mail this instrument and future tax bills to:

City of DeKalb
200 South Fourth Street
DeKalb, IL 60115
That part of the Southeast Quarter of Section 28, Township 40 North, Range 4 East of the Third Principal Meridian, in DeKalb County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.9998952584, described as follows:

Beginning at the Southeast corner of said Southeast Quarter of Section 28; thence South 89 degrees 51 minutes 34 seconds West along the South Line of said Southeast Quarter of Section 28, a distance of 79.23 feet to the Easterly Right-of-Way of Annie Glidden Road per document recorded September 24, 1974 as document number 382379; thence Northerly along said Easterly Right-of-Way of Annie Glidden Road the following three (3) courses: 1) thence North 00 degrees 08 minutes 26 seconds West, a distance of 33.00 feet; 2) thence North 48 degrees 36 minutes 30 seconds West, a distance of 55.77 feet; 3) thence North 01 degrees 34 minutes 20 seconds West, a distance of 576.15 feet; thence South 03 degrees 23 minutes 24 seconds East, a distance of 315.16 feet to a line parallel with and 10.00 feet easterly of said Easterly Right-of-Way of Annie Glidden Road; thence South 01 degrees 34 minutes 20 seconds East along said parallel line, a distance of 255.00 feet to a line parallel with and 11.31 feet northeasterly of said Easterly Right-of-Way of Annie Glidden Road; thence South 48 degrees 36 minutes 30 seconds East along said parallel line, a distance of 38.48 feet to a Line parallel with and 50.00 feet northerly of the South Line of the Southwest Quarter of Section 27 in said Township 40 North, Range 4 East; thence South 89 degrees 32 minutes 41 seconds East along said parallel line, a distance of 82.99 feet to the East Line of said Southeast Quarter of Section 28; thence South 00 degrees 36 minutes 26 seconds East along said East Line, a distance of 50.00 feet to the Point of Beginning.

Said parcel containing 0.200 acres, more or less.
PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }  
COUNTY OF Dekalb } SS.

222 Northfield Road, Northfield, IL 60093

I, Robin G. Weber, being duly sworn on oath, state that the attached deed is not in violation of 765 ILCS 205/1(b) because the conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Dekalb County, Illinois, to accept the attached deed for recording.

Robe r G. Weber

Sworn to and subscribed before me

this 6th day of March, 2018

[Signature]

Notary Public

[Seal]
WARRANTY DEED
(Not-for-Profit Corporation) (Non-Freeway)

Daniel F. and Ada L. Rice Foundation a/k/a the Rice Foundation, a corporation organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), for and in consideration of Five Thousand and No/100 Dollars ($5,000.00), receipt of which is hereby acknowledged, and pursuant to the authority given by the Board of Directors of said Not-for-Profit Corporation, grants, conveys, and warrants to City of DeKalb ("City"), the following described real estate:

See attached legal description.

Address: Northwest corner of Annie Glidden Road and Fairview Drive, DeKalb, IL

situated in the County of DeKalb, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Dated this __26__ day of __February__, 2018.
Daniel F. and Ada L. Rice Foundation a/k/a the Rice Foundation

By: __________________________
   Signature

Peter G. Nolan, President

Print Name and Title

ATTEST:

By: __________________________
   Signature

Cori T. Nolan, Secretary

Print Name and Title

State of Illinois } ss
County of Cook }

This instrument was acknowledged before me on February 26, 2018, by

Peter G. Nolan, as President

and Cori T. Nolan, as Secretary

of Daniel F. and Ada L. Rice Foundation a/k/a the Rice Foundation.

Cecilia Persson
Notary Public
My Commission Expires: 8/5/18

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

3-6-2018

Date

Robert Web

Buyer, Seller or Representative

This instrument was prepared by J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Rd - St 201, Northfield, IL 60093

and after recording, mail this instrument and future tax bills to:

City of DeKalb
200 South Fourth Street
DeKalb, IL 60115
Parcel No. 0001
Name Annie Glidden Road at Fairview Drive
Route FAU 5348
Section 16-00189-00-WR
County DeKalb
Job No. C-93-115-16
Station to Station 116+70.40 to 118+50.00
R.O.W. Purpose Pavement widening & Drainage improvements

That part of the Southeast Quarter of Section 28, Township 40 North, Range 4 East of the Third Principal Meridian, in DeKalb County, Illinois, bearings and distances based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.9998952584, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 28; thence South 89 degrees 51 minutes 34 seconds West along the South Line of said Southeast Quarter of Section 28, a distance of 259.27 feet to the Westerly Right-of-Way of Annie Glidden Road per document recorded September 24, 1974 as document number 382379 for the Point of Beginning; thence continuing South 89 degrees 51 minutes 34 seconds West along said South Line of the Southeast Quarter of Section 28, a distance of 43.16 feet to a line parallel with said Westerly Right-of-Way of Annie Glidden Road; thence North 00 degrees 08 minutes 26 seconds West, a distance of 33.00 feet to a line parallel with and 30.00 feet northwesterly of said Westerly Right-of-Way of Annie Glidden Road; thence North 45 degrees 49 minutes 44 seconds East, a distance of 98.24 feet to a line parallel with and 10.00 feet westerly of said Westerly Right-of-Way of Annie Glidden Road; thence North 01 degrees 34 minutes 20 seconds West along said parallel line, a distance of 77.09 feet; thence North 88 degrees 25 minutes 40 seconds East, a distance of 10.00 feet to said Westerly Right-of-Way of Annie Glidden Road; thence Southerly along said Westerly Right-of-Way of Annie Glidden Road the following three (3) courses: 1) thence South 01 degrees 34 minutes 20 seconds East, a distance of 108.65 feet; 2) thence South 45 degrees 49 minutes 44 seconds West, a distance of 53.20 feet; 3) thence South 00 degrees 08 minutes 26 seconds East, a distance of 33.00 feet to the Point of Beginning.

Said parcel containing 0.106 acres, more or less.
PLAT ACT AFFIDAVIT

STATE OF ILLINOIS    )
COUNTY OF Dekalb     ) SS.

222 NORTHFIELD ROAD, NORTHFIELD, IL 60093

I, Robin G. Weber, being duly sworn on oath, state that the attached deed is not in violation of 765 ILCS 205/1(b) because the conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Dekalb County, Illinois, to accept the attached deed for recording.

Sworn to and subscribed before me
this 6 day of March, 2018

Notary Public

[Signature]

"OFFICIAL SEAL"
JONATHAN ABPLANALP
Notary Public, State of Illinois
My Commission Expires 5/23/2020