

Case Datasheet

CaseType	Municipal Code - Municipal Code	Case Date	09/02/2022	Case Status	InActive
Case Number	2022-00000698	Name		Location	
Resolution Date	09/12/2022	Reported By		Parcel Number	1202351028
Days Open	10	Business Name		Parcel Address	223 E State St Geneva, IL 60134
Case Description	Permit, Failure to Obtain - Signage	Central Name		Improvement	Default - Compass Enterprise Properties Llc
		Parcel Owner Name		Service Address	223 E State St Geneva, IL 60134
		Cited Party Name		Master Location	
		Utility Customer		Utility Account	
		Animal		Location Text	Street yard
		Inspector		Cross Streets	
		Phone Number		Mailing Address	
		Alternate Phone		Business Address	
		Email Address		Parcel Owner	223 E State St Geneva, IL 60134
		Comments	Added second freestanding sign	Address	
			Dispo - Misleading Real estate signage. Banner added to qualify sales status	Cited Party Address	
Activities	Date	Type	User	Notes/Activity	



Case Datasheet

CaseType	Property Maint - Property Maintenance	Case Date	04/02/2019	Case Status	InActive
Case Number	2019-00000218	Name		Location	
Resolution Date	08/21/2019	Reported By		Parcel Number	1202351028
Days Open	141	Business Name		Parcel Address	223 E State St Geneva, IL 60134
Case Description	Exterior Surfaces, Failure to Maintain - Paint	Central Name		Improvement	Default - Compass Enterprise Properties Llc
		Parcel Owner Name		Service Address	223 E State St Geneva, IL 60134
		Cited Party Name		Master Location	
		Utility Customer		Utility Account	
		Animal		Location Text	Siding plus
		Inspector		Cross Streets	
		Phone Number		Mailing Address	
		Alternate Phone		Business Address	
		Email Address		Parcel Owner Address	223 E State St Geneva, IL 60134
		Comments	Reminder: Fifth	Cited Party Address	
Activities		Date	Type	User	Notes/Activity



Case Datasheet

CaseType	Case Date		Case Status InActive	
Case Number	Name		Location	
Resolution Date	Reported By		Parcel Number	
Days Open	Business Name		Parcel Address	
Case Description	Central Name		Improvement	
	Parcel Owner Name		Service Address	
	Cited Party Name		Master Location	
	Utility Customer		Utility Account	
	Animal		Location Text	
	Inspector		Cross Streets	
	Phone Number		Mailing Address	
	Alternate Phone		Business Address	
	Email Address		Parcel Owner	
			Address	
			Cited Party Address	
Related Cases	Comments			
	Case Type	Case Number	Case Date	Resolution Date Status
	Property Maintenance	2017-00000193	4/7/2017 12:00:00 AM	9/8/2019 12:00:00 AM Complied
	Municipal Code	2018-00000389	6/12/2018 12:00:00 AM	8/7/2019 12:00:00 AM Complied



Case Datasheet

CaseType	Municipal Code - Municipal Code	Case Date 06/12/2018	Case Status InActive
Case Number	2018-00000389	Name	Location
Resolution Date	08/07/2019	Reported By	Parcel Number 1202351028
Days Open	421	Business Name	Parcel Address 223 E State St Geneva, IL 60134
Case Description	Exterior Surfaces, Failure to Maintain - Paint	Central Name	Improvement Default - Compass Enterprise Properties Llc
		Parcel Owner Name	Service Address 223 E State St Geneva, IL 60134
		Cited Party Name	Master Location
		Utility Customer	Utility Account
		Animal	Location Text Throughout
		Inspector	Cross Streets
		Phone Number	Mailing Address
		Alternate Phone	Business Address
		Email Address	Parcel Owner 223 E State St Geneva, IL 60134
		Comments	Address
		Second Reminder Notice	Cited Party Address
Activities	Date	Type	User
			Notes/Activity



Case Datasheet

CaseType	Case Date		Case Status InActive	
Case Number	Name		Location	
Resolution Date	Reported By		Parcel Number	
Days Open	Business Name		Parcel Address	
Case Description	Central Name		Improvement	
	Parcel Owner Name		Service Address	
	Cited Party Name		Master Location	
	Utility Customer		Utility Account	
	Animal		Location Text	
	Inspector		Cross Streets	
	Phone Number		Mailing Address	
	Alternate Phone		Business Address	
	Email Address		Parcel Owner	
			Address	
	Comments		Cited Party Address	
Related Cases	Case Type	Case Number	Case Date	Resolution Date Status
	Property Maintenance	2017-00000193	4/7/2017 12:00:00 AM	9/8/2019 12:00:00 AM Complied
	Property Maintenance	2019-00000218	4/2/2019 12:00:00 AM	8/21/2019 12:00:00 AM Complied



Case Datasheet

CaseType	Municipal Code - Municipal Code	Case Date	04/02/2018	Case Status	InActive
Case Number Resolution Date Days Open	2018-00000137 09/16/2019 532	Name		Location	
		Reported By		Parcel Number	1202351028
		Business Name		Parcel Address	223 E State St Geneva, IL 60134
Case Description	Exterior Surfaces, Failure to Maintain - Paint	Central Name		Improvement	Default - Compass Enterprise Properties Llc
		Parcel Owner Name		Service Address	223 E State St Geneva, IL 60134
		Cited Party Name		Master Location	
		Utility Customer		Utility Account	
		Animal		Location Text	Throughout - Commercial
		Inspector		Cross Streets	
		Phone Number		Mailing Address	
		Alternate Phone		Business Address	
		Email Address		Parcel Owner	223 E State St Geneva, IL 60134
		Comments		Address	
		Cited Party Address			
Activities	Date	Type	User	Notes/Activity	



Case Datasheet

CaseType		Property Maint - Property Maintenance		Case Date 04/07/2017		Case Status InActive	
				Name		Location	
Case Number	2017-00000193	Reported By		Parcel Number		1202351028	
Resolution Date	09/08/2019	Business Name		Parcel Address		223 E State St Geneva, IL 60134	
Days Open	884	Central Name		Improvement		Default - Compass Enterprise Properties Llc	
Case Description	Exterior Surfaces, Failure to Maintain - Paint	Parcel Owner Name		Service Address		223 E State St Geneva, IL 60134	
		Cited Party Name		Master Location			
		Utility Customer		Utility Account			
		Animal		Location Text		Principal	
		Inspector		Cross Streets			
		Phone Number		Mailing Address			
		Alternate Phone		Business Address			
		Email Address		Parcel Owner		223 E State St Geneva, IL 60134	
				Address			
				Cited Party Address			
Activities	Date	Type	User	Notes/Activity			



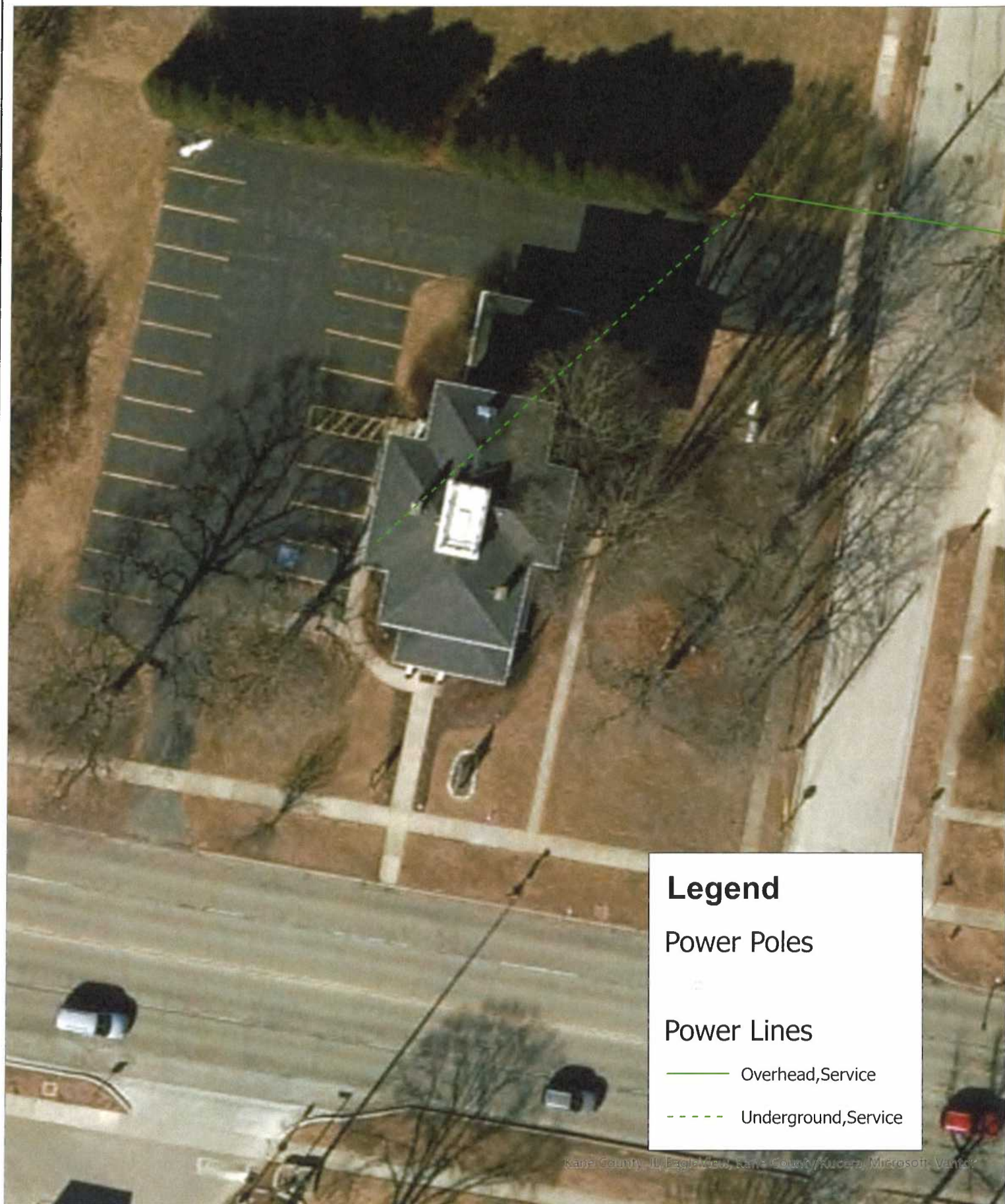
Case Datasheet

CaseType	Case Date		Case Status InActive	
Case Number	Name		Location	
Resolution Date	Reported By		Parcel Number	
Days Open	Business Name		Parcel Address	
Case Description	Central Name		Improvement	
	Parcel Owner Name		Service Address	
	Cited Party Name		Master Location	
	Utility Customer		Utility Account	
	Animal		Location Text	
	Inspector		Cross Streets	
	Phone Number		Mailing Address	
	Alternate Phone		Business Address	
	Email Address		Parcel Owner	
			Address	
			Cited Party Address	
Related Cases	Comments			
	Case Type	Case Number	Case Date	Resolution Date Status
	Municipal Code	2018-00000389	6/12/2018 12:00:00 AM	8/7/2019 12:00:00 AM Complied
	Property Maintenance	2019-00000218	4/2/2019 12:00:00 AM	8/21/2019 12:00:00 AM Complied



Case Datasheet

CaseType	Property Maint - Property Maintenance	Case Date	04/03/2015	Case Status	InActive
Case Number	2015-00000184	Name		Location	
Resolution Date	09/01/2015	Reported By		Parcel Number	1202351028
Days Open	151	Business Name		Parcel Address	223 E State St Geneva, IL 60134
Case Description	Exterior Surfaces, Failure to Maintain - Paint	Central Name		Improvement	Default - Compass Enterprise Properties Llc
		Parcel Owner Name		Service Address	223 E State St Geneva, IL 60134
		Cited Party Name		Master Location	
		Utility Customer		Utility Account	
		Animal		Location Text	Soffits
		Inspector		Cross Streets	
		Phone Number		Mailing Address	
		Alternate Phone		Business Address	
		Email Address		Parcel Owner	223 E State St Geneva, IL 60134
		Comments	David O'Sullivan - Agent	Address	
Activities	Date	Type	User	Cited Party Address	



Legend

Power Poles

Power Lines

— Overhead, Service

- - - Underground, Service

Kane County, IL, EagleView, Kane County/Kurcera, Microsoft, Vantage



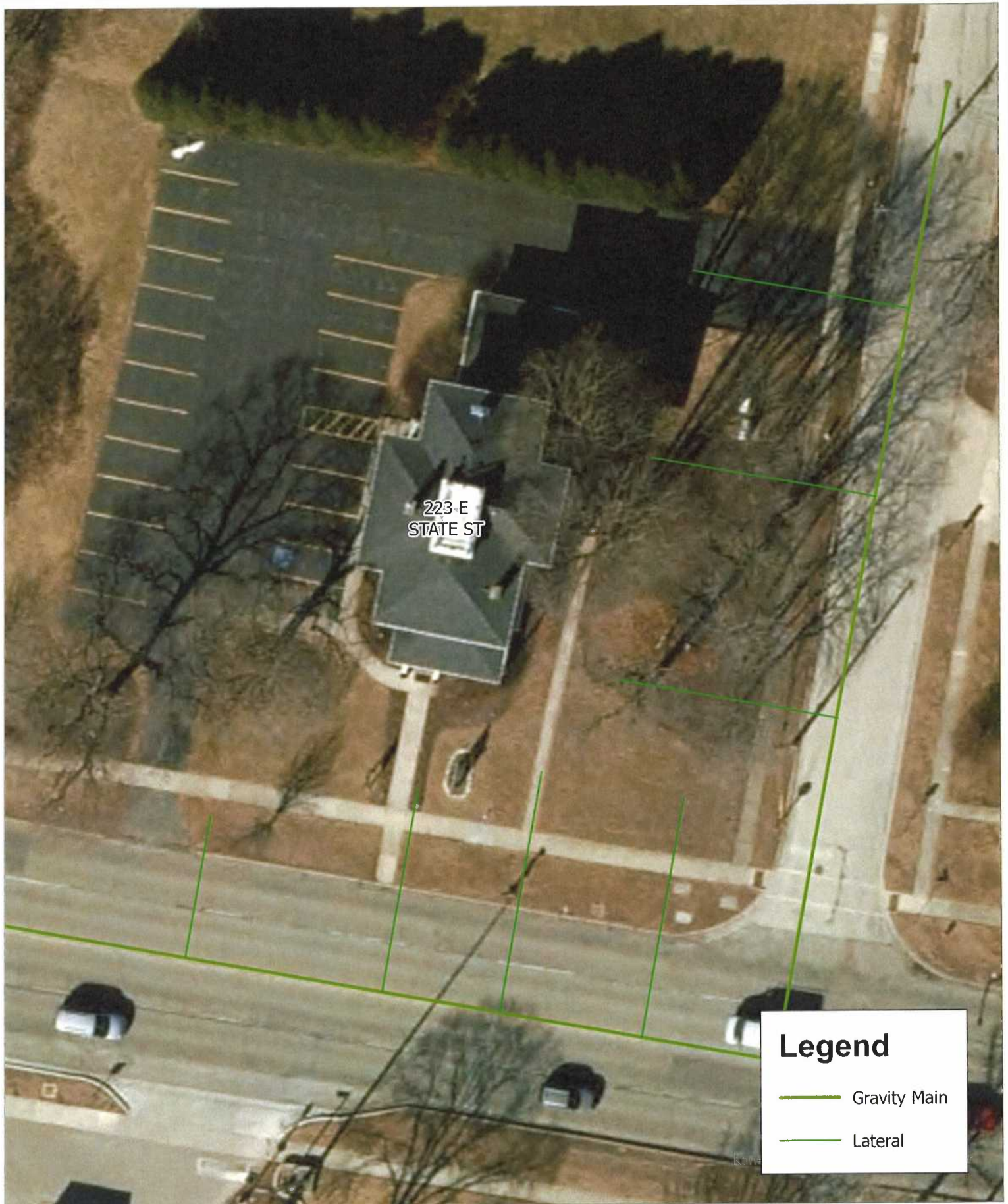
Not to Scale

223 E. State Street Electric Service

GENERATED BY:
City of Geneva, Illinois
Engineering/GIS Division
April 2026



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The data is subject to change without notice. Original base maps provided via intergovernmental agreement with Kane County GIS Technologies.
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Legend

- Gravity Main
- Lateral



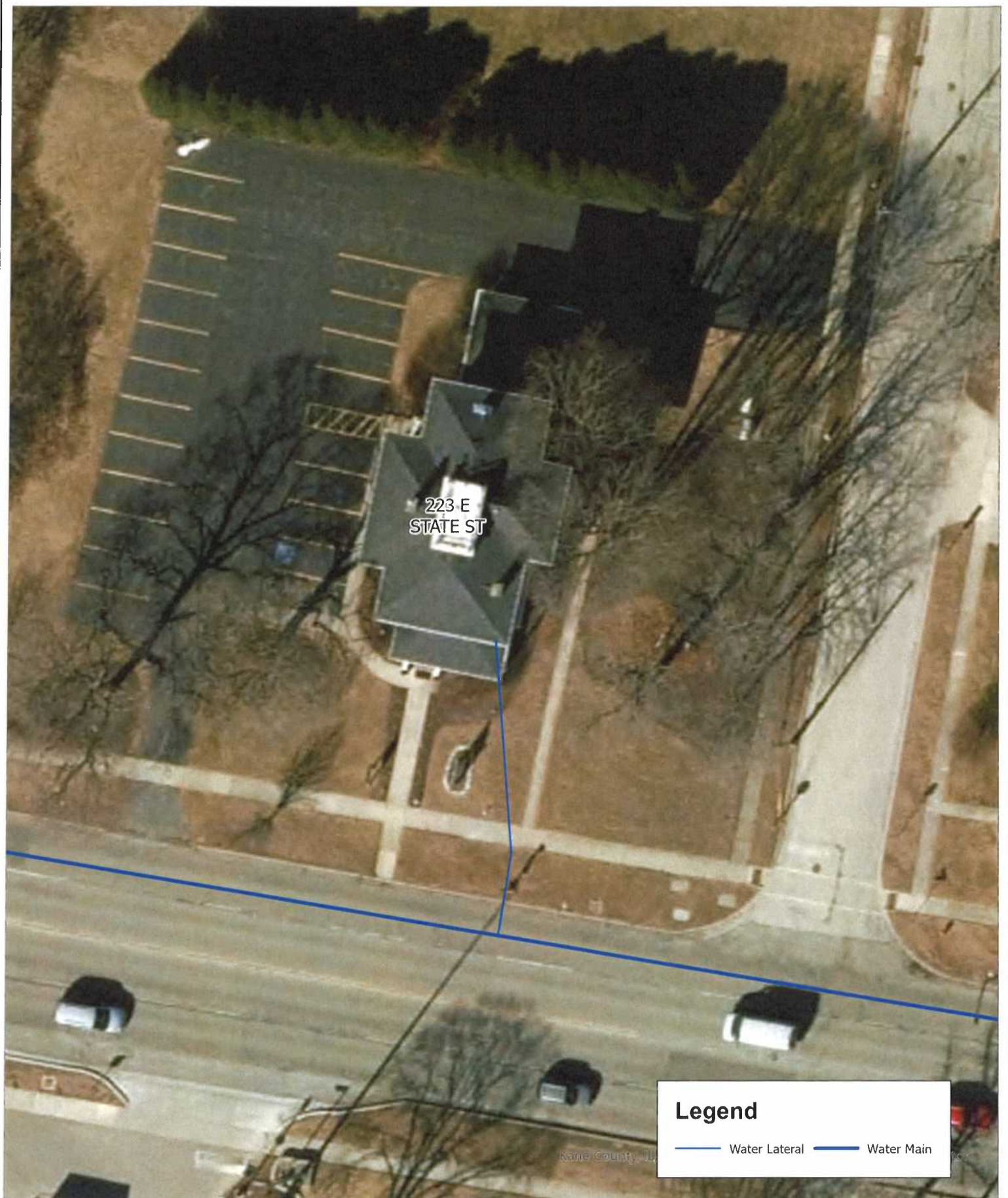
Not to Scale

223 E. State Street Sanitary Service

GENERATED BY:
City of Geneva, Illinois
Engineering/GIS Division
April 2026



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Legend

— Water Lateral — Water Main



Not to Scale

223 E. State Street Water Service

GENERATED BY:
City of Geneva, Illinois
Engineering/GIS Division
April 2026



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**Illinois Department
of Transportation**

Appraisal Review Certification

Route IL Route 38 (East State Street)
Section -----
County Kane

Project
Job No. R-91-004-15
Parcel 1LF0016 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
Dino P. Lanzo 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 January 11, 2023 are as follows:

Fair Market Value of Whole Property	<u>\$ Not Applicable</u>
Fair Market Value of Property Taken (including improvements) as Part of the Whole	<u>\$ Not Applicable</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	<u>\$ Not Applicable</u>
Fair Market Value of Remainder After Taking as will be Affected by Contemplated Improvement	<u>\$ Not Applicable</u>
Damage to Remainder	<u>\$ Not Applicable</u>
Compensation for Permanent Easement(s)	<u>\$ Not Applicable</u>
Compensation for Temporary Easement(s)	<u>\$ 1,900</u>
Excess Land to be Acquired	<u>\$ None</u>
Total Compensation	<u>\$ 1,900</u>

Dino P. Lanzo
Review Appraiser

April 24, 2023
Date

Illinois Certified General
Type of License

553.000571
License Number

09/30/23
Expiration Date

Approved:

Regional Engineer

Date

REVIEW APPRAISER CERTIFICATION

The undersigned hereby certifies:

1. That on January 30 and April 17, 2023, 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 not performed any 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. 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.

12. Additional Certifications:

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



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

Appraiser Signature
IL License # 553.000571 Expires: 9/30/23

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 (Pages 2 and 3 of this Appraisal Review Certification).

Subject of the review assignment: Appraisal report for the acquisition of a parcel (477 square feet) as a temporary easement to be impressed on the property designated as Parcel 1LF0016 owned by Compass Enterprise Properties, LLC.

Date of the review: April 24, 2023

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.) Access Control

Date of work under review: January 19, 2023

Effective date of the opinion or conclusion of the work under review: January 11, 2023

Appraiser(s) who completed work being reviewed: Dino P. Lanzo

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, the City of Geneva, and the Illinois Department of Transportation); 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 proposed acquisition of a parcel of land as a temporary easement. 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 underlying 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 assuring that the report complies with the federal and state laws;
- I examined the Plat of Highways to identify the size of the whole parcel, the part to be impressed with the temporary easement, and the remainder;
- I visited the property in question to observe whether the appraisal report adequately described the property, its environs, and the property within the proposed temporary easement, and the remainder;
- 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, CoStar COMPS, Inc. and the Midwest Real Estate Data, Inc. (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.

I concur that the comparable sales used by Mr. Lanzo are appropriate. I also concur that his opinions of value are within the range of the comparable sales, as adjusted. Lastly, I concur that his opinion of the compensation for the Temporary Easement is reasonable and appropriate.



Illinois Department of Transportation

Appraisal Report

Route IL Route 38 (East State Street) Project --
 Section _____ Job No. R-91-004-15
 County Kane Parcel 1LF0016 Unit --

Take: ☐ Whole ☐ Partial ☒ Other: Temporary Easements
 Appraisal Sequence: ☒ Original ☐ Supplemental

- Attached is a ☐ complex ☒ non-complex appraisal, per IDOT's Land Acquisition Policies and Procedures Manual.
- Location and Address: Northwest corner of IL Route 38 (East State Street) and Garfield Street – Common Address: 223 E. State Street, Geneva, Illinois 60134.
- Identification: 12-02-351-028
- Present Owner's Name, Address and Telephone No.: Compass Enterprise Properties, LLC, 223 E. State Street, Geneva, IL 60134
- Tenant's or Lessee's Name, Address and Telephone No.: Occupancy unknown
- Person Interviewed: n/a
- Interviewed by: n/a
- Farmland Preservation Act (pertains to fee takings and permanent easements): n/a
 CL _____ OC _____ HL _____ PL _____ FL _____ FS _____ RL _____ OL _____

- Present Use: Commercial Building Highest and Best Use Before Taking: Commercial Building
D-CM, Commercial Mixed-Use
District, East State Street Corridor
 Zoning: Overlay, Geneva Highest and Best Use After Taking: Commercial Building

	Acres	Sq. Ft.
10. Area of Whole Property	0.698	30,405
Total Area to be Acquired in Fee Simple Title:		
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		
TE-A/0.010 ac + TE-B/0.001 ac.	0.011	477
Area of Remainder	0.698	30,405

11. Final Conclusion of Value	Effective Date of Appraisal:	1/11/23
Fair Market Value of Whole Property	\$	n/a
For Partial Taking include the following:		
Fair Market Value of property taken (including improvements) as part of the whole	\$	n/a
Fair Market Value of remainder as part of the whole before taking	\$	n/a
Fair Market Value of remainder after taking as will be affected by contemplated improvements	\$	n/a
Damage to Remainder	\$	0
Compensation for Permanent Easement(s)	\$	n/a
Compensation for Temporary Easement(s)	\$	1,900
Total Compensation	\$	1,900

Date of the Report: 1/19/23
 Appraiser Name: Dino Lanzo
 License Type: Certified General Real Estate Appraiser

Dino Lanzo
 Appraiser Signature
 IL License # 553-002652 Expires: 9/30/2023

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: According to MLS Listing #11441004, this property is currently listed. It was originally listed on June 24, 2022 at an asking price of \$695,000. There have been no price changes. It has been on the market approximately 200 days. This listing has been included within the sales book as I-20, but was not considered in my valuation. An opinion of the fair market value of the whole property is not a part of the scope of work.

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: Illinois Department of Transportation

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: Javier Steve Santacruz of Santacruz Associates, agent for the Illinois Department of Transportation, District 1.

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
- the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.

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 2020-2022 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). All comparable sales that have been utilized to develop an opinion of value related to this report have been deemed adequate and reliable; those sales for which contact with an involved party could not be made were deemed reliable based on publicly available information and information obtained through professional research platforms. Additional verification or contact attempts are not deemed necessary based on our professional judgment.
- Appraise the fair market value of the portion to be acquired, including any temporary or permanent easements; and damages to the remainder, if any. The easements are minor in relation to the whole property. The report is no less reliable without a value of the whole or remainder property.
- 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 developing an opinion of the fair market value of the acquisition(s).
- 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:
Compass Enterprise Properties, LLC

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 completed an exterior inspection on 11/29/22 and 1/11/23.

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 for visual purposes only.
Reference should be made to the attached plat for a precise depiction of the property lines.

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:	1/11/23
Photograph By:	D. Lanzo
Camera Facing:	Northeast

Description: Building on subject property.



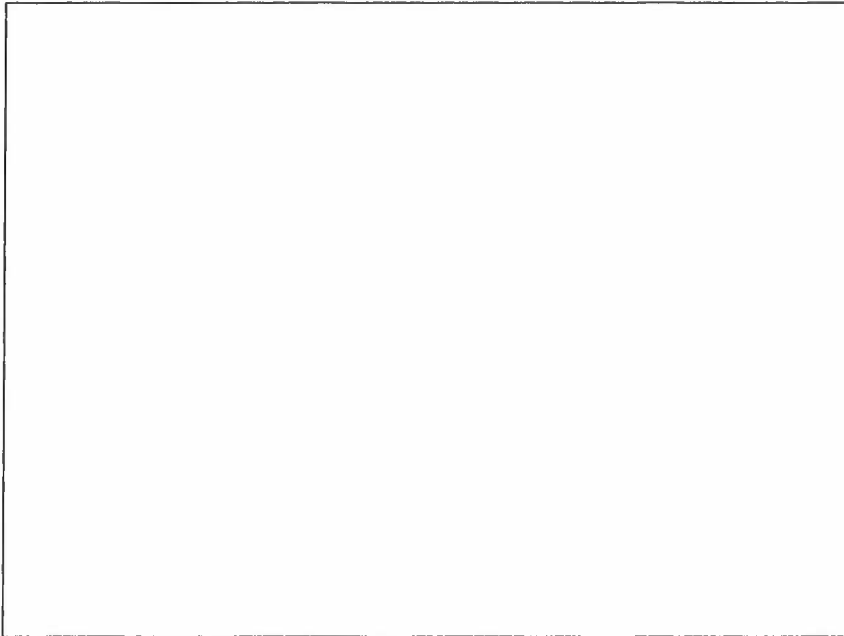
Date of Photograph:	1/11/23
Photograph By:	D. Lanzo
Camera Facing:	West

Description: Temporary easement A.

Photographs

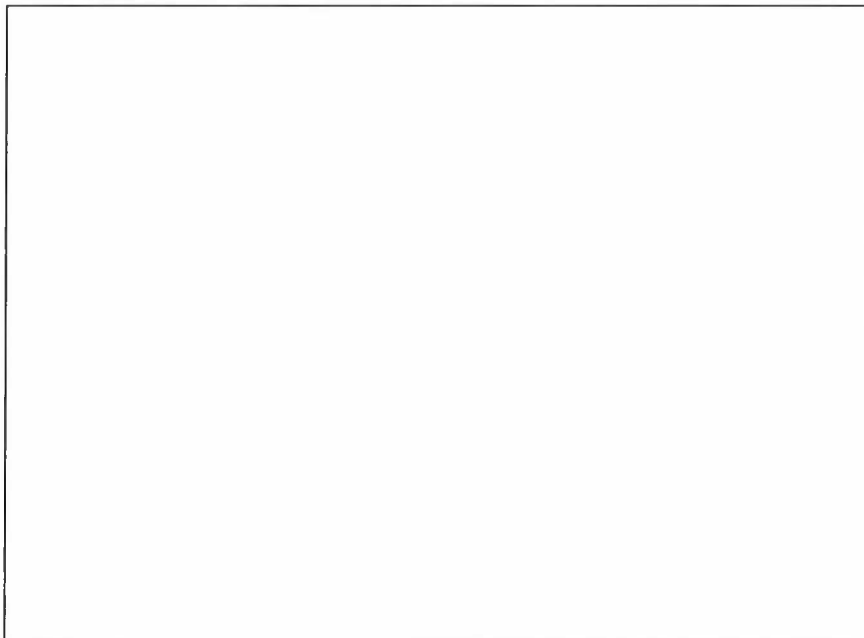
Subject Property

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:	1/11/23
Photograph By:	D. Lanzo
Camera Facing:	

Description: Temporary easement B.



Date of Photograph:	
Photograph By:	
Camera Facing:	

Description:

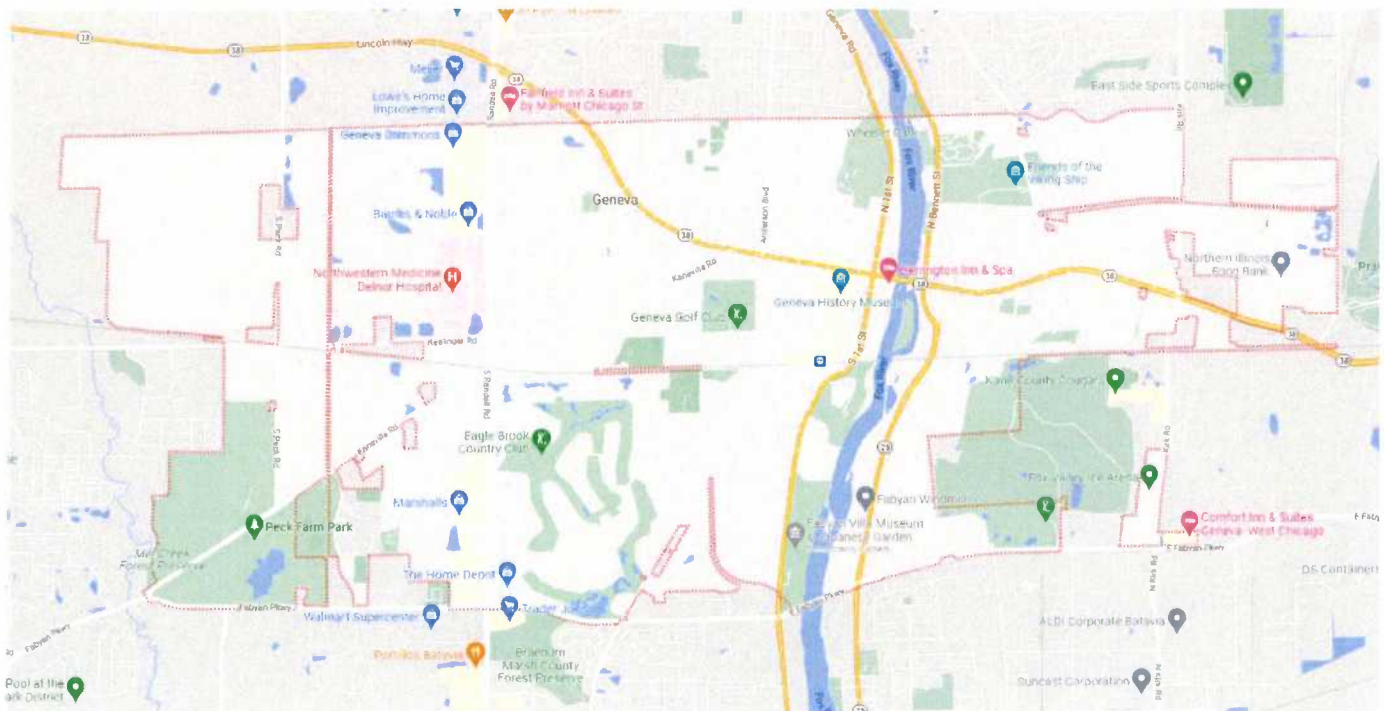
Descriptive Analysis of Whole Property: Describe entire property before the taking, including such items as: 1) location and environment; 2) land type and usage; 3) zoning; 4) improvements; 5) special features that serve to detract or enhance; 6) include an analysis of the general area, the neighborhood, and the site; and 7) explain and justify highest and best use if it differs from present use and/or zoning.

Neighborhood Description

The proposed project is located along IL Route 38 (East State Street) in the City of Geneva, Kane County, Illinois.

Geneva is a city in Kane County, Illinois. It is located on the western side of the Chicago suburbs. The City of Geneva was incorporated in 1835 and is the county seat for Kane County. Geneva is located 40 miles west of Chicago on the Fox River Valley. Per the 2020 census, the population was 21,393. According to Geneva's City Profile, dated July 5, 2022, there were 8,392 households with an average household income of \$151,872. The median income was reported at \$112,192. Several state routes run through the city, including State Routes 25, 31, 38. Geneva is also served by the Pace bus system. As a part of the Chicago metropolitan area, Geneva has a station on the Union Pacific/West line of the Metra commuter rail system; it provides frequent service to downtown Chicago and extends west to Elburn.

The project is located along IL 38, east of the Fox River. This section of Geneva is developed with a variety of properties, including older single-family residences, single-family residences converted to commercial uses, newer commercial retail properties, older commercial properties with second-floor residences, and offices. The area is transitioning from being historically residential to a more commercially-dense environment. Newer commercial properties include a Dunkin' Donuts franchise, an Aldi Supermarket, and a CVS Pharmacy. A senior living facility was also recently constructed. New residential construction has not been seen recently along this stretch of IL 38. The older residential structures in this area are most often purchased for re-development or are re-purposed for retail commercial, office, or mixed use. Some residential uses remain.



Neighborhood Description

The far west portion of the project is within TIF District #3 (Geneva Fox River TIF District). As described by the City, The Geneva Fox River Tax Increment Financing District (TIF #3) consists of 84 tax parcels and 49 buildings located east and west of the Fox River. TIF #3 primarily includes commercial and multi-family residential properties and public open space along the river. The Redevelopment Project Area includes opportunity sites that are included in the Downtown Station Area Master Plan. This TIF district intends to provide the mechanisms necessary to support public and private development, strengthen the Fox River area as a neighborhood-level commercial and residential district, and to improve connection to the downtown and Fox River. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment.



The central portion of the project is within the East State Street Tax Increment Financing District (TIF #2). This area encompasses 24 acres east of the Fox River, north and south of Route 38. Since the TIF district's establishment in 2000, new and existing properties have benefitted from the receipt of TIF funds. Uses of TIF funds have included land purchases, building demolitions, site preparation, infrastructure improvements, building restorations and renovations, landscaping, and other improvements.



Subject Property Description

Current Use: Former residential property re-purposed into an office.

Tenants: Occupancy detail unknown.

Site Description: This is a rectangular-shaped, corner site with level to gently sloping topography. The total land area identified on the attached plat is 0.698 acres or 30,405 square feet.

Easements and Encroachments: There are no apparent encroachments onto the subject property. No adverse easements were observed.

Flood Hazard: There are no areas designated as a floodplain or a floodway on the subject.

Wetland Areas: There are no areas designated as wetlands on the subject.

Utilities Available: All public utilities are available.

Building Description: The subject is improved with a 2-story, office/retail building. According to public records, this is a frame constructed building containing 3,336 square feet. The building was constructed in 1899 on a full basement. Property contains 3 levels; 1st Floor: entrance area, 4 offices, kitchen & 2 washrooms. 2nd Floor: 2-staircases access this level which contains 6 offices & washroom. Basement: This area houses the building mechanicals and 4 file-storage rooms that are climate controlled and provides exterior access to the 2-car attached garage. The improvement is considered to be in average condition.

Site Improvements: Site improvements include: two asphalt-paved access drives, asphalt-paved parking area, concrete walks, signage, grass, bushes, trees, and landscaping.

Traffic Count: 23,600 VPD along IL Route 38 (East State Street)
Not measured along Garfield Street

Access: The site is accessed by one drive from north side of IL Route 38 (East State Street) and one drive from the west side of Garfield Street.

Zoning
Information:

The subject property is zoned D-CM, Commercial Mixed-Use District under the jurisdiction of the City of Geneva. The subject also adjoins the East State Street Corridor Overlay. The property is within TIF District #3. The following has been extracted from the City's Code of Ordinances:

D-CM COMMERCIAL MIXED-USE DISTRICT:

BUILDING PLACEMENT:

SETBACKS:	
Maximum Street Setback (without open space)	0'
Maximum Street Setback (with open space)	0'—15'
Maximum Interior Side Setback	0'—8'
Minimum Rear Setback	0'
Minimum Rear Setback (abuts a residential use)	15'

OFF-STREET PARKING PLACEMENT:

SETBACKS:	
Parking lots and entrances to parking lots cannot be located along State Street and must be located in the rear of the building.	
Minimum Street Setback	5'
Minimum Interior Side Setback	5' ¹
Minimum Rear Setback	5'
Minimum Rear Setback (abuts a residential use)	10'

BUILDING HEIGHT	
Maximum Height	50'

ARTICLE A. CO CORRIDOR OVERLAY DISTRICT

11-6F-1: DESCRIPTION AND INTENT: The CO corridor overlay district is intended to apply specific development standards and controls along a number of community traffic corridors to encourage proper vehicle access and circulation, and site development common to all property, regardless of the underlying zoning classification. The corridors generally include the community's arterial streets.

11-8A-2: APPLICABILITY OF DISTRICT:

The CO corridor overlay district applies to land which fronts along major community streets as identified within this section. The CO district applies to land within a distance of four hundred feet (400') along both sides of the street right-of-way. The distance is measured four hundred feet (400') each side from the centerline of the street. This district includes the East State Street (east of the Fox River) segments and corresponding properties.

11-8A-3: SPECIAL SETBACK REQUIREMENTS:

The CO district applies to land within a distance of four hundred feet (400') along both sides of the street right-of-way. The distance is measured four hundred feet (400') each side from the centerline of the street. This includes East State Street (east of the Fox River) segments and corresponding properties:

Within the district, the following landscaped setback requirements shall apply, regardless of the underlying zoning classifications along each corridor. Landscaping improvements shall be in accordance with subsection 11-10-6H of this title:

- C. A fifty foot (50') landscape setback applicable to both sides of the right-of-way for East State Street, east of the centerline of Kirk Road. The applicable zoning district setback regulations shall apply to East State Street west of the centerline of Kirk Road.
- D. In the event the state of Illinois and/or Kane County highway authority requires and obtains dedicated road right-of-way which reduces the fifty foot (50') setback requirement in the CO corridor overlay district, the resulting setback shall be deemed conforming and in compliance with the CO corridor overlay district.

Area Map:



LA 33A Template (Rev. 11/25/15)

Parcel 1LF0016

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 if Vacant

As previously noted, the subject site is zoned D- CM, Commercial Mixed-Use District under the jurisdiction of the City of Geneva. The subject also adjoins the East State Street Corridor Overlay. 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 is surrounded by other residential, commercial, and mixed uses.

In view of the surrounding environs, the zoning classification and neighborhood demographics, it is my opinion that the subject site, if vacant, would most likely be developed with a mixed-use.

Due to the aforementioned property characteristics, it is my opinion that the highest and best use of the subject site, as if vacant, is for mixed-use development.

Highest and Best Use of the Property as Improved

I considered the highest and best use of the subject property as presently improved with an office building. The improvement is considered to be in average condition. I also considered the land improvements. The building has average utility for its designed use & produces a positive return.

The existing use demonstrates the physical possibility of the present use. The present improvement is legally permissible and contributes to the subject property over and above the value of the property as vacant.

Due to the aforementioned characteristics, the highest and best use of the subject site as improved, is the current use as an office building. This use fits the first three criteria listed above and results in the highest net return.

Valuation Analysis of Whole Property:

For a full description of the subject property, see the Subject Property Description page.

A value of the whole property is not a part of the scope of work for this appraisal report. The acquisition is minor in relation to the whole property. This report is no less reliable without a value of the whole property.

I have considered the following comparable sales in developing an opinion of the contributory unit value of the land as a part of the whole property. Full descriptions of these sales are located in the sales book prepared in conjunction with this appraisal report.

Adjustments were considered for features such as date of sale, location, lot size and shape, topography, utilities, floodplain/wetland, conditions of sale, traffic counts, market characteristics, and other relevant site characteristics. All sales were considered "arms-length", with typical financing unless otherwise noted.

Sale	Sale Date	Location	Sale Price	Site size (ac)	Unit Price (sf.)	Shape	Zoning	Flood/ Wetland	ADT (VPD)	Utilities
L-18	08/21	1416 Route 64 (E. Main Street), St. Charles	\$205,000	0.745	\$6.32	Rect.	BL	None/ None	31,100	All Public
L-6	10/18	801 & 821 E. State Street, Geneva	\$485,000	0.558	\$19.95	Slightly Irreg.	B4	None/ None	23,600 + 3,850	All Public
L-19	12/17	122 & 130 E. State Street Geneva	\$300,000	0.866	\$7.95	Irreg.	D-MHR	None/ None	23,600	All Public
Subj.	--	223 E. State St. Geneva	--	0.698	--	Rect.	D-CM	None/ None	23,600	All Public

Sale L-18 is located within St. Charles, and is zoned for local business development. The site is slightly smaller and has an inferior shape as compared the subject property (shallow rectangle). Traffic count is superior. The net adjustment is upward.

Sale L-6 is a smaller property purchased for a more intense commercial/retail use. The site is just east of the subject property on IL 38. This site is exposed to a greater traffic count. The market has improved since the time of sale. The net adjustment is downward.

Sale L-19 is located just across State Street and is located on a corner. The shape is considered inferior. The market has improved since the time of sale. The net adjustment is upward.

After all adjustments and analysis of the sales, it is my opinion that the land contributes to the whole property at a unit value of \$12 per square foot of land.

Valuation of Easement

1.	Description	Easement No.: 1LF0016TE-A	Easement No.: 1LF0016TE-B
	Type of Easement	Temporary	Temporary
	Purpose of Easement	Construction	Construction
	Term of Easement, if Temporary	5 years	5 years
	Station to Station	See attached legal	See attached legal
	Land Classification	D-CM	D-CM
	Present Use	Office/Retail Building	Office/Retail Building
	Highest and Best Use	Office/Retail Building	Office/Retail Building
	Area of Easement		
	Sq. Ft. or Acres	0.010 ac / 425 sf	0.001 ac / 52 sf
	Building Improvements in Easement to be Acquired	None	None
	Land Improvements in Easement to be Acquired	None	None
	Land Improvements in Easement not to be Acquired	Asphalt, grass, tree, landscaping bed	Grass

2.	a.	Market Value of the Whole Remainder Property Before the Imposition of the Easement(s)	\$	n/a
	b.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property Before the Imposition of the Easement(s)	\$	6,400
	c.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property After the Imposition of the Easement(s)	\$	4,500
	d.	Diminution or Change of Market Value of Easement Area(s) (b-c)	\$	1,900
	e.	Market Value of the Remainder Property Outside the Easement Area(s) Before the Imposition of the Easement(s) (a-b)	\$	n/a
	f.	Market Value of the Remainder Property Outside the Easement Area(s) After the Imposition of the Easement(s)	\$	n/a
	g.	Diminution or Change of Market Value of the Remainder Property Outside the Easement Area(s) due to the Imposition of the Easement(s) (e-f)	\$	0
	h.	Total Compensation for Easement(s)	\$	1,900

3. Explanation (see form instructions for requirements).

Two temporary easements are needed to complete the proposed roadway construction. The easements will be required for a period of five years, or until completion of construction, whichever comes first. TE-A is located along the site's access drive along IL Route 38 (East State Street). TE-B is located along the site's southeast corner. For specific dimensions and the location of the easements, the reader is referred to the attached plat for a visual representation of the temporary easement areas.

The above table contains a list of improvements that are either included in the compensation for the easements, will remain in place, or be replaced or reconstructed as part of the project. The driveway will be restored in the after condition.

Factors considered in the valuation of the easements include the duration of the easements, improvements to be acquired as part of the easements, and property rights being acquired in relation to the remainder parcel. I have considered the same sales used to develop the contributory value of the land as part of the whole property.

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.
- No one provided significant real property appraisal assistance to the person signing this certification.

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. (See Property Owner Contact page)
- 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 \$1,900 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: Dino Lanzo
License Type: Certified General Real Estate Appraiser


Appraiser Signature
IL License # 553-002652 Expires: 9/30/2023

Route: Illinois 38 (East State Street)
Section:
County: Kane
Job No.: R-91-004-15
Parcel No.: 1LF0016TE-A
Station: 125+38.07 to 125+63.07
P.I.N.: 12-02-351-028

That part of Outlot 1 in Block 15 of Howard and Baird's Addition to Geneva as amended by Ira Minard, according to the plat thereof recorded July 28, 1855, in Book 1, pages 12 and 13, in the Southwest Quarter of Section 2, Township 39 North, Range 8 East of the Third Principal Meridian, Kane County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, NAD 83 (2007) East Zone, with a combination factor of 0.99994603 described as follows:

Commencing at the intersection of the westerly line of Garfield Street, also being the easterly line of said Outlot 1 as monumented and occupied, with the southerly line of said Outlot 1; thence North 80 degrees 12 minutes 24 seconds West, 122.19 feet along said southerly line to the Point of Beginning; thence continuing North 80 degrees 12 minutes 24 seconds West, 25.00 feet along said southerly line; thence North 10 degrees 05 minutes 11 seconds East, 17.07 feet; thence South 79 degrees 54 minutes 49 seconds East, 25.00 feet; thence South 10 degrees 05 minutes 11 seconds West, 16.94 feet to the Point of Beginning.

Said parcel contains 0.010 acre (425 square feet), more or less.

Route: Illinois 38 (East State Street)
Section:
County: Kane
Job No.: R-91-004-15
Parcel No.: 1LF0016TE-B
Station: 126+75.14 to 126+85.26
P.I.N.: 12-02-351-028

That part of Outlot 1 in Block 15 of Howard and Baird's Addition to Geneva as amended by Ira Minard, according to the plat thereof recorded July 28, 1855, in Book 1, pages 12 and 13, in the Southwest Quarter of Section 2, Township 39 North, Range 8 East of the Third Principal Meridian, Kane County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, NAD 83 (2007) East Zone, with a combination factor of 0.99994603 described as follows:

Beginning at the intersection of the westerly line of Garfield Street, also being the easterly line of said Outlot 1 as monumented and occupied, with the southerly line of said Outlot 1; thence North 80 degrees 12 minutes 24 seconds West, 10.12 feet along said southerly line; thence North 54 degrees 23 minutes 49 seconds East, 14.42 feet to said easterly line of Outlot 1; thence South 09 degrees 50 minutes 43 seconds West, 10.27 feet along said easterly line to the Point of Beginning.

Said parcel contains 0.001 acre (52 square feet), more or less.

PART OF THE SW 1/4 OF SECTION 2, TWP. 39 N., R. 8 E. OF THE 3RD. P.M., IN KANE COUNTY, ILLINOIS.

LEGEND



- SECTION / QUARTER SECTION LINE
- PLATTED LOT LINES
- PROPERTY IDEED LINE
- APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ACCESS CONTROL LINE
- PROPOSED ACCESS CONTROL LINE
- MEASURED DIMENSION
- COMPUTED DIMENSION
- RECORDED DIMENSION
- EXISTING BUILDING

- IRON PIPE OR ROD FOUND
- CUT CROSS FOUND OR SET
- STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 2135 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET

STATE OF ILLINOIS)
COUNTY OF KANE)

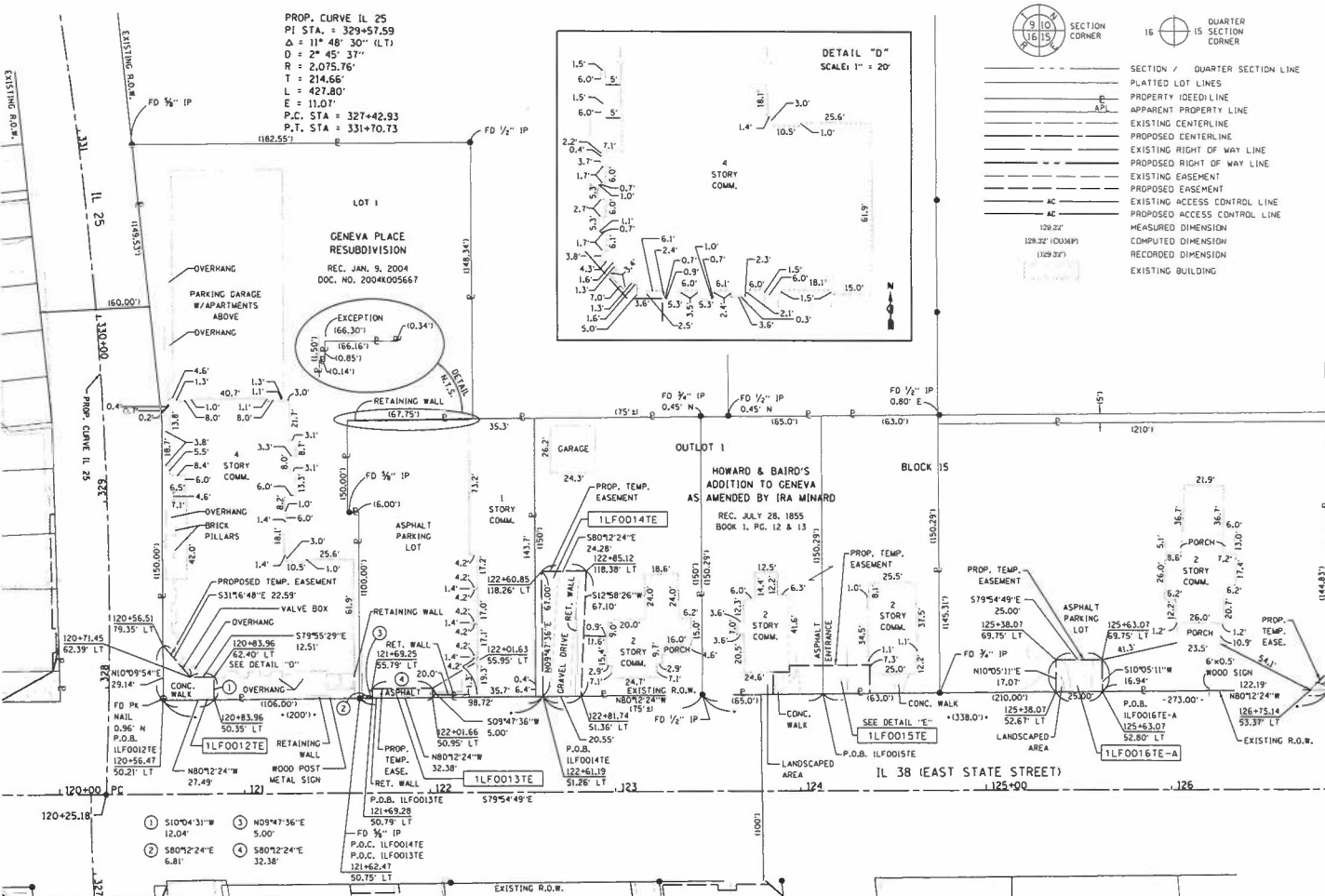
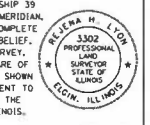
THIS IS TO CERTIFY THAT I, REJENA LYON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 2 TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT _____, ILLINOIS THIS ____ DAY OF _____, 20__ A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRATION DATE: _____

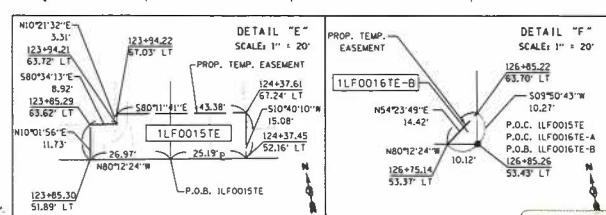
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, FOR THAT PART SHOWN AS PROPOSED RIGHT-OF-WAY.

FIELD WORK COMPLETED 10/25/2014.



PARCEL NUMBER	TOTAL HOLDING	AREA TAKEN	AREA PREVIOUSLY USED	REMAINING AREA	EASEMENT AREA	PIN
1LFO012TE	0.955 Ac±	NA	NA	NA	0.011 Ac±	12-02-351-026 12-02-351-027
1LFO013TE	0.333 Ac±	NA	NA	NA	0.004 Ac (162 SF)±	12-02-351-020
1LFO014TE	0.309 Ac±	NA	NA	NA	0.034 Ac±	12-02-351-014
1LFO015TE	0.441 Ac±	NA	NA	NA	0.017 Ac±	12-02-351-015 12-02-351-016
1LFO016TE-A	0.698 Ac±	NA	NA	NA	0.010 Ac (425 SF)±	12-02-351-028
1LFO016TE-B		NA	NA	NA	0.001 Ac (52 SF)±	

ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).
ALL MEASURED AND CALCULATED DISTANCES ARE "GRID NOT GROUND" TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.99994601.
AREAS SHOWN ON THIS PLAT ARE GROUND.
COORDINATES ARE ILLINOIS STATE PLANE COORDINATES, EAST ZONE, NAD 83 (2007 ADJUSTMENT).



APPROVED
By William Wright at 9:47 pm, Sep 17, 2021

REVISION DATE: / / REVISION MADE BY:

HAMPTON, LENZINI AND RENWICK, INC.
380 SHEPARD DRIVE
ELGIN, ILLINOIS 60123
847.887.8700 www.hlrengineering.com

PLAT OF HIGHWAYS
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION
IL ROUTE 38 (EAST STATE STREET)

LIMITS: IL 25 TO KIRK RD. COUNTY: KANE
SECTION: STA. 120+25.18 TO STA. 127+00 JOB NO.: R-91-004-15
SCALE: 1" = 30' SHEET 5 OF 43 SHEETS

BUREAU OF LAND ACQUISITION
201 WEST CENTER COURT
SCHAUMBURG, ILLINOIS 60196