

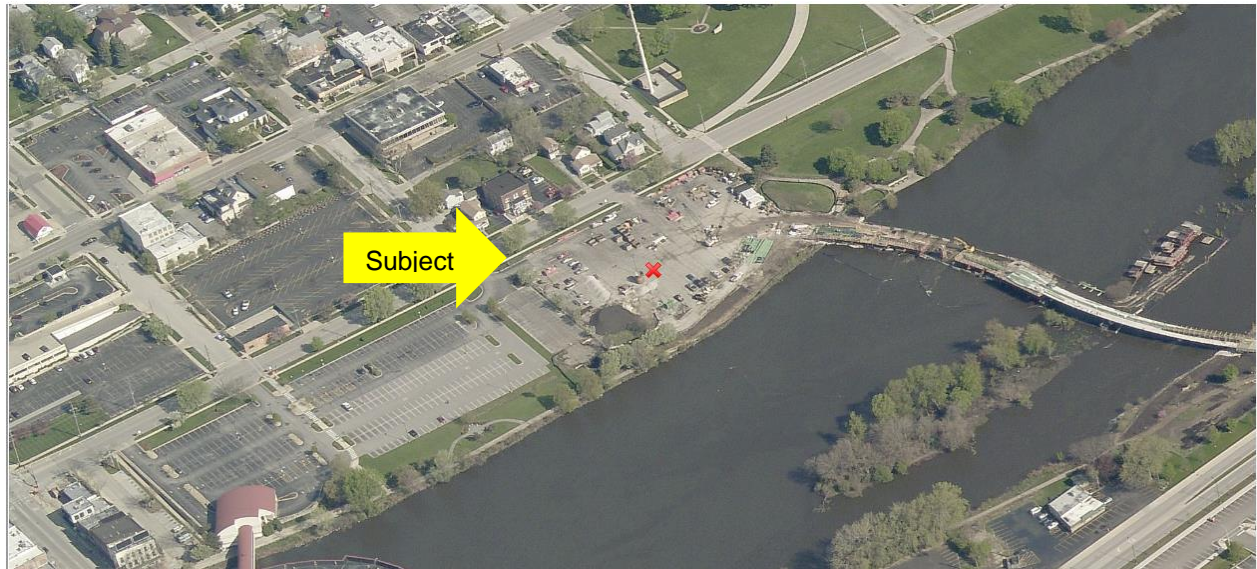
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John S. Orin, MAI, AI-GRS

Clarence A. Bruckner, MAI, CRE
1931-1992

A RESTRICTED APPRAISAL REPORT
Of the Vacant Parcel of Land
Known as Tax Parcel 15-22-178-010
Aurora, Kane County, Illinois



Aerial View

Prepared For:
Mr. David Dibo
City of Aurora
Director of Economic Development
5 South Broadway
Aurora, IL 60506

Prepared By:
John S. Orin, MAI, AI-GRS
Effective Date:
As Is: January 28, 2022
Date of Report: January 31, 2022

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January 31, 2022

Mr. David Dibo
City of Aurora
Director of Economic Development
5 South Broadway
Aurora, IL 60506

Dear Mr. Dibo:

This is a restricted appraisal report prepared of the commercial zoned vacant land parcel known as tax parcel 15-22-178-010 and generally located at the southeast corner of Vine and River Streets, Aurora, IL. This report addresses market value of the subject in its fee simple estate. The market value assumes an exposure period of over 12 months. It is also based upon the assumption that there are no environmental hazardous materials affecting the subject property. It should be realized that I am not a trained professional in the field of environmental hazards, and I am dependent upon a trained professional in this field for the determination of same.

The scope of my analysis included collection of such market data as was necessary to complete an analysis of the property. Data sources included but were not exclusive of information provided by the City of Aurora, LoopNet, CoStar, the local MLS, and brokers active in this market.

A PDF of this file is delivered by e-mail to you. This report contains 15 pages plus all pertinent exhibits. This report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice as established by the Appraisal Foundation; and Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989. This report is a restricted appraisal report and has been completed in conformance with Standard 2-2 (b). It has also been completed in conformance with the appraisal standards and code of ethics of the Appraisal Institute. **A restricted appraisal limits use of the report to the client and intended users only.** The rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's work file. You are in full knowledge that this report is a restricted appraisal report and intended to be used only by you, my client and the City of Aurora, IL.

This report was ordered by Mr. David Dibo.

The results of this report are subject to the limiting conditions as detailed herein; and, to the best of my knowledge and belief, the statements of fact and conclusions expressed herein are based on true and correct information.

Thank you for using our firm in this assignment. If after reviewing this appraisal report you have any questions, please call.

Sincerely,

C. A. BRUCKNER & ASSOCIATES, L. L. C.

A handwritten signature in black ink, appearing to read "John S. Orin". The signature is fluid and cursive, with the first name "John" being the most prominent.

John S. Orin, MAI, AI-GRS
State Certified Real Estate
Appraiser, License No. 553.000123
JSO:jo

LIMITING CONDITIONS

This report is made expressly subject to the conditions and stipulations following:

1. This is a restricted appraisal report which is intended to comply with the reporting requirements as set forth under Standard Rule 2-2 (b) as a restricted appraisal report of the Uniform Standards of Professional Appraisal Practice. The information contained in this appraisal is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for the unauthorized use of this report.
2. It is assumed that the legal description as obtained from public records, or as furnished, is correct. No responsibility is assumed for matters, which are legal in nature, nor is any opinion on the title rendered, herewith. This report assumes good title, responsible ownership, and competent management. Any liens or encumbrances, which may now exist, have been disregarded, and the property has been analyzed as though free of indebtedness unless otherwise stated.
3. Any plot plans, sketches, drawings, or other exhibits in this report are included only to assist the reader in visualizing the property. I have not completed a survey for this report and assume no responsibility for the same. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or other violations of any regulations affecting the subject property.
4. Except as noted, this analysis assumes the land to be free of adverse soil conditions which would prohibit the development of the property to its highest and best use, including sub-surface or hazardous waste conditions.
5. This analysis is of surface rights only and no analysis has been made of the value of sub-surface rights, if any.
6. The appraiser assumes no liability for structural conditions that may or will at some point in the future; affect the building structure not visible through ordinary careful viewing.
7. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the analyst or the firm with which he is connected, and any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through the advertising media, public relations media, news media, sales media, or any other public means of communication without prior written consent and approval of the analyst.
8. This appraisal report is subject to peer review in accordance with the Uniform Standards of Appraisal Practice of the Appraisal Institute as promulgated by the Appraisal Standards Board of the Appraisal Foundation.

9. I have not been provided with an Environmental Site Assessment Report on the subject property. I suggest that my client retain the services of a professional environmental engineer in order to determine if there are any environmental concerns associated with the subject property and reserve the right to amend this appraisal upon review of said assessment report.
10. Unless otherwise stated in this report, the existence of hazardous substances, including but without limitation to asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions were not called to my attention, nor did I become aware of such during my viewing. I have no knowledge of the existence of such materials on or in the property unless otherwise stated. Furthermore, I am not qualified to evaluate such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous or environmental conditions do exist, they may affect the conclusions of this report. The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them.
11. This report shall be used only in its entirety and no part shall be used in conjunction with any other study and is invalid if so used.
12. Employment to make this study does not require testimony in court unless mutual satisfactory arrangements are made in advance.
13. By acceptance of this report, you acknowledge that a value opinion is the product of a professionally trained mind, but nevertheless is an opinion only and not a provable fact. As the value estimate is an opinion, valuation may vary between appraisers based on the same facts.
14. C.A. Bruckner & Associates, L.L.C., Real Estate Appraisers and Consultants, and the appraisers, warrant only that the value conclusion is their best opinion estimate based on the market data and market conditions presented in the body of this report, as of the exact day of valuation.
15. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made, nor am I qualified to make, a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of this property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. It is suggested that an expert in this field be retained to provide a professional opinion in compliance with the ADA. Since I have no direct evidence provided by a trained professional, nor do I have an estimate of the cost to correct any potential non-compliance with the requirements

of ADA, any cost associated with compliance has not been considered in estimating the value of the property.

16. This appraisal report is in a restricted format and should not be used for any other function or others than those intended.
17. Possession of this report, or a copy thereof, does not imply right of reproduction nor use for any purpose by any other than the client to whom it is addressed, without written consent of the author.
18. The liability of C. A. Bruckner & Associates, L.L.C. and its employees is limited to the client, its legal counsels, the courts and its participants. No other third parties may rely upon this appraisal for any purpose whatsoever, including the provision of financing for the acquisition or improvement of the subject. This appraisal was prepared specifically for the client to whom it is addressed.
19. Some commonly occurring mold can be toxic at concentrated levels. It is beyond the scope of this assignment to evaluate mold levels and to determine if a toxic mold situation is present within the subject property. My client is advised to retain a specialist in this field to determine the presence of any hazardous conditions which may result from the presence of toxic mold.
20. I was not provided by my client or the owner of the subject a soils report showing evidence of poor soils if present or environmental hazards that would hinder development as planned. For the purposes of this report. I have assumed the subject to be free of any environmental concerns and if poor soils are present, they will be mitigated when future buildings are constructed.

Extraordinary Assumption and Hypothetical Conditions: None

SUMMARY OF SALIENT FACTS

LOCATION:	Tax parcel number 15-22-178-010
ASSIGNMENT:	Estimate the as is market value of the subject
FUNCTION:	To be used for internal use of our client and the City of Aurora, IL for information purpose.
INTENDED USE:	Provide my opinion of the market value.
INTENDED USERS:	The intended users of this report is my client, David Dibo, the Mayors Office of Economic Development, and the City of Aurora.
OWNER:	According to the information available at the Kane County Treasurer's office, the taxpayer of record is the City of Aurora,
EFFECTIVE DATE OF VALUE:	
AS IS:	January 28, 2022
DATE OF VIEWING:	January 28, 2022
OWNERSHIP INTEREST:	Fee Simple Estate
PROPERTY HISTORY:	No recorded sales within the past 3 years and there are no known listings for sale. The subject is under negotiations with a developer to be a \$1.6 million donation to develop an apartment and townhome project.
EXPOSURE TIME:	Nine to twelve months
PROPERTY DATA	
ZONING:	According to the zoning department for the City of Aurora, the subject is zoned DF downtown fringe district and approved for 140 apartment and 20 townhome units.
NEIGHBORHOOD:	The subject is in a mixed-use commercial, office, and residential neighborhood with limited available sites for development
FLOOD HAZARD RATING:	Mostly Flood Zone X, an area outside of a 100 or a 500-year flood plain with the easterly fringe in both 100 and 500 year flood plain.
EASEMENTS:	Typical utility easements
IMPROVEMENTS:	No building improvements but is asphalt paved
HIGHEST AND BEST USE:	Residential
PROPERTY SUMMARY:	
Site Area Provided by Client	119,930 square feet
Site Shape:	Trapezoid
Number of Buildings:	0
SUMMARY OF VALUES-AS IS ANALYSIS	
Value Conclusion:	\$2,000,000
VALUE OF PERSONAL PROPERTY:	\$0

SCOPE OF THE ASSIGNMENT

The scope of my analysis included viewing of the subject, obtaining property information from public record and collecting such market information necessary to provide an opinion of market value. Information was collected from public and private records regarding real estate transactions. The sources of data included the City of Aurora, Costar, LoopNet, and Midwest Real Estate Data LLC, and the local assessor's offices. Each sale was confirmed by public record and/or by the buyer, seller or broker involved with the transaction. The effective date of value is January 28, 2022.

DEFINITION OF RESTRICTED APPRAISAL REPORT

This is a restricted appraisal report that is intended to comply with the reporting requirements set forth under Standards Rule 2.2 (b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it presents only conclusion with little or no discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in my files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser and/or C. A. Bruckner & Associates, L.L.C., are not responsible for unauthorized use of this report.

It is my understanding that the function of this appraisal is to provide my opinion of market value of the subject property for internal use and is not intended for third party use. The intended user of this report is Mr. David Dibo and this report is believed to supply the specific needs of this specific user.

DEFINITION OF MARKET VALUE

Market Value as defined by Title 12 of the Congressional Federal Record Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (*FIRREA*) is as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised and acting in what they consider their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash, in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

PROPERTY RIGHTS APPRAISED

Fee simple estate, as defined in The Dictionary of Real Estate Appraisal, fifth edition as:

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

Development of my opinion of value for the subject property is by utilizing the sales comparison and income approach to value.

This restricted appraisal report is a statement of the appraiser’s data, analyses, and conclusions. Supporting documentation is retained in the appraiser’s file.

COMPETENCY

From my understanding of the assignment to be performed, which is addressed in the scope of the appraisal section of this report, it is my opinion that I am fully competent to perform this appraisal, because:

- a) I have full knowledge and experience this assignment.
- b) All necessary and appropriate steps have been taken in order to complete the assignment competently.
- c) There is no lack of knowledge or experience that would prohibit this assignment to be completed in a professional competent manner or where an unbiased or misleading opinion of value would be rendered.

ANALYSIS OF THE SUBJECT PROPERTY

The subject matter of this report is located at the southeast corner of Vine and River Streets, Aurora, IL and consists of a trapezoidal shaped vacant land parcel containing 119,930 square feet. All utilities are available for site development. Zoning is DF and the plan is to develop this property with 140 apartment rental and 20 townhome units. .

THE SALES COMPARISON APPROACH

Five sales of land purchased for a similar use as planned for the subject were collected and analyzed with the value supporting a value range between \$15,000 to \$20,000 per unit. Additional information is provided by my client regarding pending transactions supporting a range of \$8,000 to \$11,000 per unit. A value within a range of \$11,000 and \$15,000 per unit is reasonably supported by the market data providing a probable value range of \$1,760,000 to \$2,400,000 with a value conclusion of \$2,000,000.

THE INCOME APPROACH

The income approach is not applicable in the valuation of this the subject.

COST APPROACH

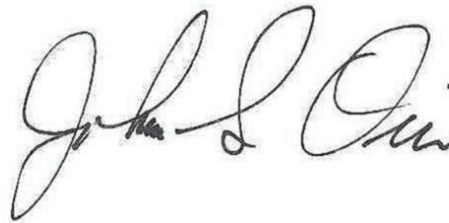
The cost approach is not applicable in the valuation of this property.

CERTIFICATE

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analysis, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. The completion of this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
7. I do not authorize the out-of-content quoting from or partial repeating of this Appraisal Report. Furthermore, neither all nor any part of this appraisal report shall be disseminated to the general public using media for public communications without the prior written consent of the appraiser signing this appraisal report.

8. As of the date of this report, John S. Orin has completed the requirements under the continuing education program of the Appraisal Institute.
9. John S. Orin made a limited personal inspection of the property that is the subject of this report with the inspection limited to only that portion of the subject observable from Randall Road.
10. No other person has provided significant professional assistance in the preparation of this appraisal report other than those signing said report.
11. I certify that I have not previously appraised this property within the previous three years.
12. I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. Therefore, based upon information contained within this report, and my general experience as an appraiser, I have made the following observations and conclusions:
 - The as is market value of the subject property effective January 28, 2022, is \$2,000,000

A handwritten signature in black ink, appearing to read "John S. Orin", with a stylized, cursive script.

John S. Orin, MAI, AI-GRS
State Certified Real Estate
Appraiser, License No. 553.000123

QUALIFICATIONS OF JOHN S. ORIN, MAI, AI-GRS

LICENSE:

State of Illinois State Certified Real Estate Appraiser
License Number 553.000123, expires September 30, 2023

EDUCATION:

Attended Eastern Illinois University in Charleston, receiving a
Bachelor of Science Degree in Medical Technology.

Real Estate and Appraisal Courses taken:

Course 101: An Introduction to Appraising Real Property

Course 102: Applied Residential Appraisal

Course 201: Principles of Income Property Appraising Given by the Society of Real Estate Appraisers.

Course 202: Applied Income Property Appraisal

Seminars Attended Include the Following:

Adjustments for Creative Financing

Hazardous Materials for Appraisal Professionals

Advanced Techniques in Investment Feasibility

Standards of Professional Practice

Hotel/Motel Valuation

Advanced Topics in Project Analysis

Condition of the Chicago Real Estate Market, 1992

Appraisal Institute Symposium (1993)

Understanding Limited Appraisals and Reporting Options

Fair Lending and the Appraiser

Highest and Best Use Applications

Business Valuation Parts I and II

Appraising nursing/corporate care facilities

Special Purpose - The challenge of real estate appraising in limited markets

Highest and Best Uses Applications

Litigation and Valuation Overview

New Industrial Valuation

Standards of Professional Practice Part C

EXPERIENCE:

Appraiser, C. A. Bruckner & Associates, Inc., Real Estate Appraisers and Consultants, 1980 - To Present Date and which is now known as C. A. Bruckner & Associates, L.L.C. Former Chairman - Kane County Board of Review 1995-2010

Types of properties appraised include - Residential, Residential Subdivisions, Commercial, Office, Industrial, Condominiums, and Special Purpose. Special purpose properties appraised include golf courses, health clubs, nursing homes, horse stables, mini-warehouses, restaurants, funeral homes, medical office buildings, hospitals, medical clinics and auto agencies. Has also counseled and performed highest and best use studies.

PROFESSIONAL MEMBERSHIP

Member, Appraisal Institute, MAI Member Number 09354 and AI-GRS

Registered Medical Technologist by the American Society of Clinical Pathologists

Major assignments recently completed include the White Oak Business Center and Farnsworth International Business Park in Aurora, Illinois, the luxury apartment complex known as 100 Forest Place in Oak Park, Illinois, the Chicagoland Headquarters for Temple Steel in Niles, Illinois, Ruffled Feathers Golf Course, Hopedale Medical Center and sixteen major industrial properties located in Logan County, Illinois, for the Supervisor of Assessments going concern value of 13 fast food franchises.

PARTIAL LIST OF CLIENTELE

American Land Development Corporation
American National Bank
Arthur Andersen & Company
AMCORE Bank
Baird and Warner
Bank One
Benchmark Bank
Cook County State's Attorney
City of Chicago
DuPage County Board of Review
Fifth/Third Bank
First of America Bank
Federal National Mortgage Association
Federal Savings & Loan Insurance Corporation
First National Bank of Chicago
General Motors, Credit Corporation
Harris Trust and Savings Bank
Harris Bank of Naperville

Healthcorp Affiliates
LaSalle National Bank
Logan County Supervisor of Assessments
Manufacturers Hanover Trust Company
Mid America Federal Savings & Financial Services
Northern Trust Bank
Old Second National Bank of Aurora
South Shore Bank
St. Francis Bank
The Private Bank
Numerous attorneys, businesses and individuals

OTHER

Testified before the Board of Review in DuPage and Logan Counties, before the State of Illinois Property Tax Appeal Board, represented petitioners in local zoning hearings, and have counseled parties involved in condemnation, as well as possible acquisition.

Accepted as an expert witness in the Northern District of Illinois.

ADDENDA
State License

State of Illinois

Department of Financial and Professional Regulation Division of Real Estate

LICENSE NO.
553.000123

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2023

CERTIFIED GENERAL REAL ESTATE APPRAISER



JOHN S ORIN
370 LRA DRIVE
AURORA, IL 60506



Mario Treto Jr.

MARIO TRETO, JR.
ACTING SECRETARY

Laurie Murphy

LAURIE MURPHY
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

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