



Illinois Department of Transportation

Waiver Valuation Agreement

Route: Indian Trail Road
State Section: from Stonebridge Blvd to Pennsbury Ln
Local Agency Section: 23-00358-00-TL
Project No. _____
Job No. R-55-001-97

The City of Aurora has determined that appraisals are unnecessary because the valuation problem of the proposed acquisition associated with the project is uncomplicated and the anticipated value of the proposed acquisition is estimated at fifteen thousand (\$15,000) or less (Tier I (49 CFR 24.102(c)(2)(ii))) or fifteen to twenty thousand (\$15,000 to \$20,000) (Tier II (49 CFR 24.102(c)(2)(ii))(C)).

The City of Aurora acknowledges that it has completed the "Checklist for Determining Parcel Complexity for Waiver Valuation Purposes."

The Engineering Coordinator (Tim Weidner) of City of Aurora shall perform the waiver valuation and has been qualified as stated in the Land Acquisition Policy and Procedure Manual Section 1.6.

The City of Aurora understands and accepts that a waiver valuation is not an appraisal and may not be represented as an appraisal. The City of Aurora certifies that a waiver valuation will not be performed in the following instances:

- The parcel includes tenant-owned improvements, including buildings, structures or other improvements which would be considered real estate if owned by the owner of the real property on which they are located.
- The acquisition creates a land-locked remainder or uneconomic remnant and proximity damages to a structure.
- Minor, non-complex damages exceed \$5,000, excluding non-complex cost to cure damages.
- Testifying in condemnation proceedings. When an offer to purchase based on a waiver valuation is rejected and the parcel is referred to condemnation, an appraisal, written by a qualified staff or fee appraiser, must be written, and reviewed. The effective date of the appraisal is the date the condemnation complaint is filed.

The City of Aurora acknowledges that should a parcel be referred to condemnation, the City of Aurora must complete an appraisal in accordance with the Land Acquisition Policy and

Procedure Manual, as now or hereafter revised or amended. If the project is a Federal Aid Project, the City of Aurora shall also be in accordance with Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The requirements of Titles II and III shall be carried out in accordance with established State Policies and Procedures, as now or hereafter revised or amended.

The City of Aurora shall submit to the STATE, in the event an appraisal is required:

- Title commitments, Plat of Highways, Appraisals, Review Appraisals and Specialty Reports using Department approved Consultants.
- Obtain the Departments approval for Plats, Appraisals, Specialty Reports and Review Appraisals.
- If warranted, the City of Aurora shall submit parcels to the Department for approval by Office of Chief Counsel and/or the Attorney General's office for condemnation proceeding.

The City of Aurora shall bear all cost associated with the appraisal and any condemnation case that may result, and if warranted the City of Aurora may request the use of the Department's Quick Take Authority which shall not be unreasonable withheld.

The City of Aurora acknowledges that in the event an appraisal is required, that its proposed letting date will be revised. The City of Aurora acknowledges that the necessity of an appraisal will not result in accelerated administrative action by the STATE.

The _____ has Executed this Agreement as of _____, the Effective Date.

Village/City/County

By _____
(President, Engineer)

Date: