

Musial Appraisal Company
418 Kent Road
Riverside, IL 60546

APPRAISAL FOR

Mr. Jeff Walik
Village Mayor
Village of Stickney
6533 W. Pershing Road
Stickney, IL 60402

OF

PIN:19-06-115-010-0000
4131 S. Home Avenue
Stickney, IL 60402

File No. 17030MAC

BY

LISA MUSIAL, IFAS, CIAO-A
IL Certified General Real Estate Appraiser

AS OF

November 28, 2017

Musial Appraisal Company

418 Kent Road
Riverside, IL 60546
(708) 307-2707
(708) 447-0897 fax

December 13, 2017

Mr. Jeff Walik
Village Mayor
Village of Stickney
6533 W. Pershing Road
Stickney, IL 60402

Re: File: 17030MAC

Property: PIN:19-06-115-010-0000
4131 Home Avenue
Stickney, IL 60402

Dear Mr. Walik:

Pursuant to your request, I have made a Market Value Appraisal of the property located at the above referenced address. This "Restricted Appraisal Report" will be made to conform to the Uniform Standards of Professional Appraisal Practice, Title XI of the Federal Financial Institutions Reform Recovery and Enforcement Act of 1989 (FIRREA), the OCC appraisal standards, and the Code of Professional Ethics and Standards of Professional Practice of the National Association of Independent Fee Appraisers and The Appraisal Institute.

Currently, the subject property is improved with a 5,700 +/- square foot one and partial two-story masonry building used as a community recreation center situated on a 14,455-square foot lot. The current improvements, built circa 1920's, have been closed to the public, sometime within the past 12 months, due to safety concerns and is at the end of its useful (economic) life. After careful analysis, it is determined that the highest and best use "as if vacant" (defined within the context of this report) is "as a vacant site" ready to be put to a residential use. In valuing the subject under its highest and best use "as if vacant", the cost to raze the existing structure, with salvage value included and utility disconnect fees, must be offset against (subtracted from) the market value of the subject as vacant and ready to put to its highest and best use.

In addition to considering the highest and best use "as if vacant" it is necessary to consider the current improvements when analyzing the highest and best use "as if improved" (defined within the context of this report). Therefore, it is prudent to consider all necessary rehabilitations/modifications to the existing structure.

*Given the extensive costs associated with bringing the building in compliance with current applicable zoning codes for its current use as a community recreation center, the repairing or replacing of major building elements and systems that are beyond their useful life and the correction of defective elements that, if not corrected, may pose a life safety risk, it is clear that these costs associated with the required alterations and modifications would far exceed the value return associated with bringing the property within legal compliance for occupancy and use. As such, a **vacant site** versus the current non-compliant improvements yields the highest value return.*

Additionally, in a letter from Del Galdo Law Group, LLC, legal counsel for the current owner of the subject (the Village of Stickney), due to the overall concern for public safety, the subject will not transfer unless the new owner(s) agrees to demolish the building within 180 days of closing. This request shall be set forth as a deed restriction.

Additionally, the current improvements are situated on two individual parcels with two separate permanent index numbers (PIN's) and if vacant, these parcels can be sold individually. As you requested, I am valuing only one of the two contiguous parcels that support the north portion of the improvements. This 7,228 +/- square foot parcel is identified by permanent index number 19-06-115-010-0000.

Because of the unique nature of your request, I must make my analysis based on Extraordinary Assumptions which is defined as follows.

Extraordinary Assumption –An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

The Extraordinary Assumption is that the Village of Stickney will indeed enforce the above referenced deed restriction.

Furthermore, since this analysis requires extraordinary assumptions, this "Restricted" report is directed to the attention of Mr. Jeff Walik, Village Mayor, of the Village of Stickney and the legal counsel for the village and is to be used for informational purposes only.

I have personally inspected the subject property and have made a thorough investigation and analysis of current market and economic factors in order to arrive at a sound opinion of its market value.

Market Value, as defined by "FIRREA" and used in this analysis, is:

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 knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- A. Buyer and seller are typically motivated.
- B. Both parties are well informed or well advised, and acting in what they consider their best interests.
- C. A reasonable time is allowed for exposure in the open market.
- D. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- E. 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.

The accompanying report describes in detail the methods of appraisal and contains data gathered in my investigation. The analysis contained herein is subject to the underlying assumptions and contingent conditions that are attached and made part of the accompanying report. The appraisal was made for real property only, land and improvement. No business interest was appraised nor was any personal property included in the appraisal.

In my opinion, the Market Value of the subject property "as if vacant", as of November 28, 2017, was **\$28,000**.

Respectfully submitted,



LISA MUSIAL, IFAS, CIAO-A
Certified General Real Estate Appraiser
State of Illinois License # 553.001337

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CERTIFICATION

The undersigned, representing **MUSIAL APPRAISAL COMPANY**, does hereby certify that to the best of my knowledge and belief:

The statements of fact contained in this appraisal report, upon which the analysis, opinions, and conclusions expressed herein are based, are true and correct, and no important facts have been withheld or overlooked.

The reported analysis, opinions and conclusions are limited by the reported assumptions and limiting conditions, and represents my personal-unbiased, professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this appraisal report, nor any personal interest or bias 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.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client. Nor is my fee based on the attainment of a stipulated result, or the occurrence of a subsequent event.

My analysis, opinions, conclusions and values are developed, and this report has been prepared, in conformity with, and is subject to, the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the National Association of Independent Fee Appraisers, the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Code of Professional Ethics of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of The Appraisal Institute and The National Association of Independent Fee Appraisers relating to review by its duly authorized representatives.

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

The following people among the undersigned have made a personal inspection of the property that is the subject of this appraisal report on the date indicated.

No one other than the undersigned provided significant professional assistance in the preparation of this appraisal report.

As of the date of this report, I have completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.

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



LISA MUSIAL, IFAS, CIAO-A
Certified General Real Estate Appraiser
State of Illinois License # 553.001337, Expires 09/30/19

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

| | |
|---------------------------|--|
| PROPERTY LOCATION | PIN: 19-06-115-010-0000 4131 Home Avenue Stickney, IL 60402 |
| PURPOSE OF THE ASSIGNMENT | The market value of the subject “as if vacant” |
| INTENDED USE OF APPRAISAL | This appraisal is intended to provide an analysis of data and an estimate of value to be used by the Village of Stickney for analyzing the described subject for information purposes only. |
| INTENDED USER | This market value appraisal report is intended to provide an analysis of data and an estimate of value to be used by Mr. Jeff Walik, Village Mayor of the Village of Stickney and the legal counsel for the village, for informational purposes. |
| PROPERTY RIGHTS APPRAISED | Fee Simple |
| PROPERTY DESCRIPTION | Economically deficient improvement at the end of its useful life. |
| PERMANENT INDEX NUMBER | 19-06-115-010-0000 |
| CENSUS TRACT | 8207 |
| ZONING | Single-Family District |

SUMMARY OF SALIENT FACTS AND CONCLUSIONS - CONTINUED

LOT SIZE 7,228 Sq. Ft.

LOT DIMENSIONS 40' x 180.69'

VALUE INDICATORS

| | |
|---------------------------|----------------|
| Cost Approach | Not Applicable |
| Income Approach | Not Applicable |
| Sales Comparison Approach | \$28,000 |

FINAL VALUE CONCLUSION

| | |
|--------------|----------|
| Market Value | \$28,000 |
|--------------|----------|

DATE OF VALUATION November 28, 2017

DATES OF INSPECTION November 28, 2017

DATE OF REPORT December 13, 2017

IDENTIFICATION OF TYPE OF APPRAISAL AND REPORT FORMAT

This “Restricted Appraisal Report” is considered to be the documentation of the “Assignment Results” of an “Restricted Appraisal Assignment” that has been performed for the subject property. The terms, “Restricted Appraisal Report”, “Appraisal Assignment”, and “Assignment results” are defined in the Uniform Standards of Professional Appraisals Practice.

ASSUMPTIONS AND LIMITING CONDITIONS

The analysis and estimates of value set forth in this valuation report are subject to the following assumptions and limiting conditions:

This appraisal is made “as if vacant” and assumes no zoning changes, with current land use to be legal.

Currently, the subject property is improved with a 5,700 +/- square foot one and partial two-story masonry building used as a community recreation center situated on a 14,455-square foot lot. The current improvements, built circa 1920’s, have been closed to the public, sometime within the past 12 months, due to safety concerns and is at the end of its useful (economic) life. After careful analysis, it is determined that the highest and best use “as if vacant” (defined within the context of this report) is “as a vacant site” ready to be put to a residential use. In valuing the subject under its highest and best use “as if vacant”, the cost to raze the existing structure, with salvage value included and utility disconnect fees, must be offset against (subtracted from) the market value of the subject as vacant and ready to put to its highest and best use.

In addition to considering the highest and best use “as if vacant” it is necessary to consider the current improvements when analyzing the highest and best use “as if improved” (defined within the context of this report). Therefore, it is prudent to consider all necessary rehabilitations/modifications to the existing structure.

*Given the extensive costs associated with bringing the building in compliance with current applicable zoning codes for its current use as a community recreation center, the repairing or replacing of major building elements and systems that are beyond their useful life and the correction of defective elements that, if not corrected, may pose a life safety risk, it is clear that these costs associated with the required alterations and modifications would far exceed the value return associated with bringing the property within legal compliance for occupancy and use. As such, a **vacant site** versus the current non-compliant improvements yields the highest value return.*

Additionally, in a letter from Del Galdo Law Group, LLC, legal counsel for the current owner of the subject (the Village of Stickney), due to the overall concern for public safety, the subject will not transfer unless the new owner(s) agrees to demolish the building within 180 days of closing.

ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED

This request shall be set forth as a deed restriction.

Additionally, the current improvements are situated on two individual parcels with two separate permanent index numbers (PIN's) and if vacant, these parcels can be sold individually. As you requested, I am valuing only one of the two contiguous parcels that support the north portion of the improvements. This 7,228 +/- square foot parcel is identified by permanent index number 19-06-115-010-0000.

Because of the unique nature of your request, I must make my analysis based on Extraordinary Assumptions which is defined as follows.

Extraordinary Assumption –An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

The Extraordinary Assumption is that the Village of Stickney will indeed enforce the above referenced deed restriction.

Furthermore, since this analysis requires extraordinary assumptions, this "Restricted" report is directed to the attention of Mr. Jeff Walik, Village Mayor, of the Village of Stickney and the legal counsel for the village and is to be used for informational purposes only.

The appraisal assumed that the title to the subject property is held in fee simple interest and is marketable and the property is free and clear of all liens and encumbrances, except as noted.

No liability is assumed for matters that are legal or environmental in nature. Ownership and management are assumed to be in competent and responsible hands.

No architectural or engineering study, property survey, soil study or environmental investigation has been made and no liability is assumed in connection with such matters. The described physical condition of any improvements is based on visual inspection only, and it is assumed that there are no hidden or apparent physical conditions affecting value. Dimensions and areas are as supplied by others and are subject to survey.

Improvements are assumed to be within lot lines and in accordance with local zoning and building ordinances as well as all applicable federal, state, and local laws and regulations, except as noted. Any plans, diagrams or drawings provided are intended solely to facilitate understanding and are not meant to be used as reference in matters of survey. The legal description furnished should be verified with the aid of competent legal counsel.

The valuation was prepared for the purpose stated and should not be used for any other purpose.

ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED

All direct and indirect information supplied by your office, its agents or others concerning the subject property are assumed to be true and accurate. No responsibility is assumed for information supplied by others although any such information cited is believed to be reliable and correct.

The signatories shall not be required to give further consultation or testimony, or appear in court or at any public hearing with reference to the property valued, unless prior arrangements have been made with the client.

Disclosure of the contents of this report is governed by the Bylaws and Regulations of the National Association of Independent Fee Appraisers. Possession of this report or a copy thereof, or any part thereof, does not carry with it the right of publication, nor may it be used by anyone but the party for whom it has been prepared without the prior written consent and approval of the author of this report.

None of the contents of this report especially any conclusions as to the value, the identity of the appraiser, or the firm with which he is connected, or any references to the National Association of Independent Fee Appraisers or the Appraisal Institute shall be disseminated to the public through advertising media, news media, sales media, or any other public means of communication without the prior written consent and approval of Lisa Musial, IFAS, CIAO-A.

The National Association of Independent Fee Appraisers and the Appraisal Institute conduct mandatory programs of continuing education for their members. Lisa Musial, IFAS, CIAO-A is certified under both programs.

No responsibility is assumed for the accuracy of any descriptions of physical materials and conditions pertaining to the property, or for any damages sustained in connection with actual or potential deficiencies or hazards such as, but not limited to, inadequacies or defects in the structure, design, mechanical equipment or utility services associated with the improvements; air or water pollution; noise; flooding, storms or wind; traffic and other neighborhood hazards; radon gas, asbestos, natural or artificial radiation, or toxic substances of any description, whether on or off the premises.

Any sketches in this report may show approximate dimensions and are included only to assist the reader in visualizing the property. Any maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey of the property has been made for the purpose of this report.

ASSUMPTIONS AND LIMITING CONDITIONS - CONTINUED

It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report. It is further assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report are based.

This report is intended to be read and used as a whole and not in parts. Separation of any section or page from the main body of the report is expressly forbidden and invalidates the report.

No improvements were valued as the subject parcel is being appraised at its highest and best use, which is vacant land.

Where the property being considered is part of a larger parcel or tract, any values reported relate only to the portion being considered and should not be construed as applying with equal validity to other portions of the larger portion or tract.

Any projections of future rents, expenses, net operating income, mortgage debt service, capital outlays, cash flows, inflation, capitalization rates, discount rates or interest rates are intended solely for analytical purposes and are not to be construed as predictions of fact. They represent only the judgment of the authors as to the assumptions likely to be used by purchasers and sellers active in the market place, and their accuracy is in no way guaranteed.

It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless noted within the report.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the 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 affect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

MUSIAL APPRAISAL COMPANY has not been provided with any subsoil tests. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that may be required to discover them. It is recommended that an engineer's subsoil analysis be prepared before any sale or development.

PURPOSE AND USE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Market Value of the existing subject property commonly known as 4131 Home Avenue, Stickney, IL 60402.

This report is intended for use by my client, Mr. Jeff Walik, Village Mayor for the Village of Stickney and the legal counsel for the village for informational purposes only. This report is not intended for any other use by any other person without the expressed permission of the client and the Appraiser in this report. **Any other use by any other person is an unintended use.**

DEFINITION OF VALUE AND DATE OF VALUE ESTIMATE

Market Value, as defined by “FIRREA” and used in this analysis, is:

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 knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States 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.

COMPETENCY

From my understanding of the assignment to be performed, which I have addressed in the Scope of Work and Intended Use of this report, it is my opinion that I am fully competent to perform this appraisal, due to the fact that:

1. I have full knowledge and experience in the nature of this assignment.
2. All necessary and appropriate steps have been taken in order to complete this assignment competently.
3. There is no lack of knowledge or experience that would prohibit this assignment to be completed in a professional and competent manner, or cause a biased or misleading opinion of value to be rendered.

PROPERTY RIGHTS APPRAISED

This appraisal was made as if the property is held in absolute Fee Simple Interest. A Fee Simple Estate is defined as follows:

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

SCOPE OF THE APPRAISAL

The subject property and surrounding area was personally inspected by the appraiser and legally identified from data supplied by the property owner, and public records.

Currently, the subject property is improved with a 5,700 +/- square foot one and partial two-story masonry building used as a community recreation center situated on a 14,455-square foot lot. The current improvements, built circa 1920's, have been closed to the public, sometime within the past 12 months, due to safety concerns and is at the end of its useful (economic) life. After careful analysis, it is determined that the highest and best use “as if vacant” (defined within the context of this report) is “as a vacant site” ready to be put to a residential use. In valuing the subject under its highest and best use “as if vacant”, the cost to raze the existing structure, with salvage value included and utility disconnect fees, must be offset against (subtracted from) the market value of the subject as vacant and ready to put to its highest and best use.

In addition to considering the highest and best use “as if vacant” it is necessary to consider the current improvements when analyzing the highest and best use “as if improved” (defined within the context of this report). Therefore, it is prudent to consider all necessary rehabilitations/modifications to the existing structure.

SCOPE OF THE APPRAISAL-CONTINUED

*Given the extensive costs associated with bringing the building in compliance with current applicable zoning codes for its current use as a community recreation center, the repairing or replacing of major building elements and systems that are beyond their useful life and the correction of defective elements that, if not corrected, may pose a life safety risk, it is clear that these costs associated with the required alterations and modifications would far exceed the value return associated with bringing the property within legal compliance for occupancy and use. As such, a **vacant site** versus the current non-compliant improvements yields the highest value return.*

Additionally, in a letter from Del Galdo Law Group, LLC, legal counsel for the current owner of the subject (the Village of Stickney), due to the overall concern for public safety, the subject will not transfer unless the new owner(s) agrees to demolish the building within 180 days of closing.

This request shall be set forth as a deed restriction.

Additionally, the current improvements are situated on two individual parcels with two separate permanent index numbers (PIN's) and if vacant, these parcels can be sold individually. As you requested, I am valuing only one of the two contiguous parcels that support the north portion of the improvements. This 7,228 +/- square foot parcel is identified by permanent index number 19-06-115-010-0000.

Because of the unique nature of your request, I must make my analysis based on Extraordinary Assumptions which is defined as follows.

Extraordinary Assumption –An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

The Extraordinary Assumption is that the Village of Stickney will indeed enforce the above referenced deed restriction.

Furthermore, since this analysis requires extraordinary assumptions, this "Restricted" report is directed to the attention of Mr. Jeff Walik, Village Mayor, of the Village of Stickney and the legal counsel for the village and is to be used for informational purposes only.

A description of the site was based on personal inspection by the appraiser and from public records. An examination of zoning maps, ordinances and other governmental restrictions, where applicable, was made.

SCOPE OF THE APPRAISAL-CONTINUED

These general and specific data were analyzed to determine the subject property's Highest and Best Use as if the land were vacant, and as currently improved. Any trends in the subject property and the surrounding area were considered in the analysis, as these may affect the value of the surrounding area.

The three commonly used approaches to value were considered: the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach.

The Cost Approach requires the collection of data regarding construction costs from one or more cost manuals and/or local contractors. Estimates of depreciation were derived from available data. The Cost Approach is most applicable when the subject is new and/or reflects little or no depreciation.

The Income Capitalization Approach required the collection of data to ascertain market rent, vacancy, expenses, and capitalization rates for similar properties.

The Sales Comparison Approach utilized comparable sales data obtained from the buyer, real estate agents, public records, data gathering services, and other appraisers. In addition, a survey of market trends was determined by discussion with real estate owners, brokers and leasing agents active in the subject property area. Sales were verified by examination of records.

All of the above data was tempered by the appraiser's experience and judgment. The scope of the appraisal assignment is subject to all the assumptions and limiting conditions set forth within this report.

This is considered a "Restricted Appraisal Report". The term, "Restricted Appraisal Report" is as defined in the Uniform Standards of Professional Appraisal Practice.

IDENTIFICATION OF THE PROPERTY AND LEGAL DESCRIPTION

Currently, the subject property consists of a 5,700 +/- square foot one and partial two-story masonry building used as a community recreation center situated on a 7,228-square foot lot.

The property is also described with Permanent Index Number: 19-06-115-010-0000.

A legal description was not available to the appraiser. See title policy for accurate recordings

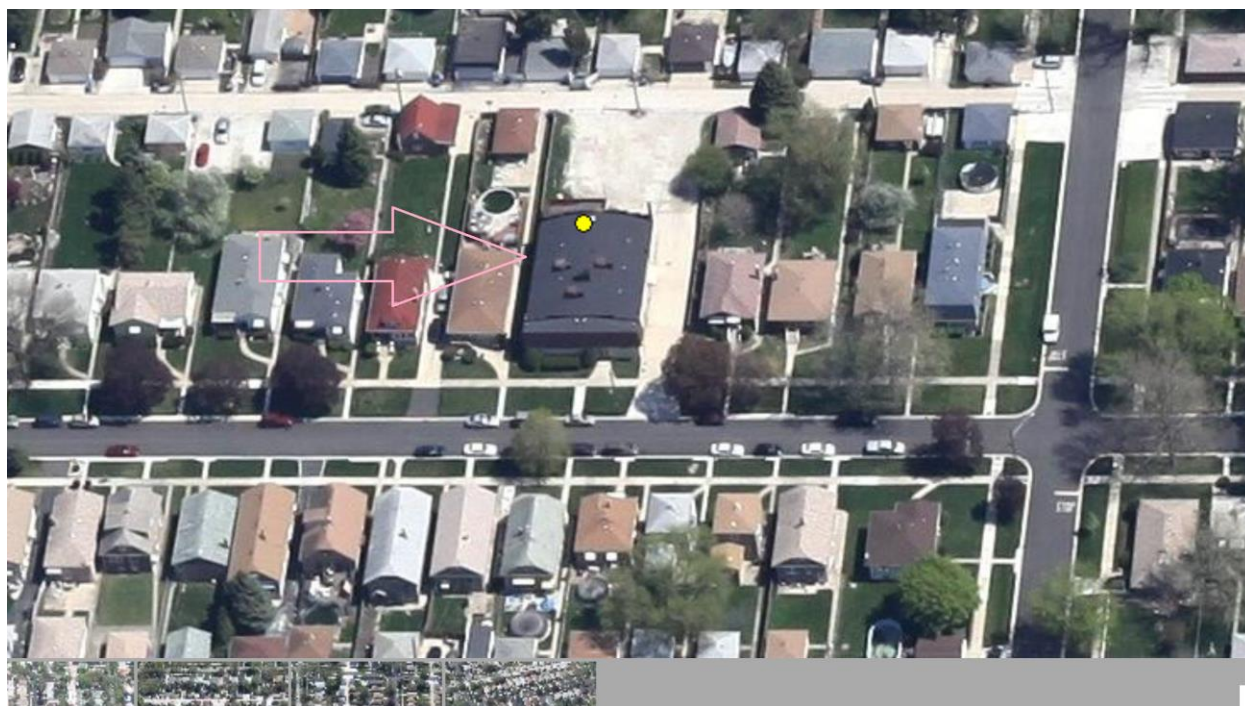
Subject photos are on the following page

SUBJECT PROPERTY PHOTO



FRONT ELEVATION

SUBJECT PROPERTY PHOTO



AREAL VIEW

SUBJECT PHOTO

PIN: 19-06-115-010-0000



GIS

SUBJECT PROPERTY PHOTO



REAR ELEVATION

SUBJECT PROPERTY PHOTO



SOUTH ELEVATION

SUBJECT PROPERTY PHOTO



REAR PARKING LOT

SUBJECT PROPERTY PHOTO



STREET SCENE FACING NORTH

SUBJECT PROPERTY PHOTO



STREET SCENE FACING SOUTH

SUBJECT PROPERTY PHOTO



INTERIOR

SUBJECT PROPERTY PHOTO



INTERIOR

SUBJECT PROPERTY PHOTO



INTERIOR

SUBJECT PROPERTY PHOTO



INTERIOR-STORAGE AREA

SUBJECT PROPERTY PHOTO



INTERIOR

SUBJECT PROPERTY PHOTO



INTERIOR

IDENTIFICATION OF ANY PERSONAL OR NON REAL PROPERTY

No personal property was considered in this value estimate.

AREA, CITY, NEIGHBORHOOD, AND LOCATION DATA

The subject is located on Home Avenue, east of Harlem Avenue and south of Ogden Avenue in Stickney, Illinois. This location offers easy access to public transportation as well as employment and has industrial as well as mixed-use commercial properties. The subject is centrally located in Stickney, which is in Cook County Illinois. Stickney is located approximately 8 miles southwest of the center of the Chicago metropolitan area (The Loop) and is bounded on the north by Pershing Road, the south by 47th Street, the east by Central Avenue, and the west by Harlem Avenue. Stickney's northern and southern borders are skirted by major interstates I-290 and I-55.

The village of named for Alpheus B. Stickney, a railroad executive who played a central role in establishing the Clearing Industrial District. In 1913 the village of Stickney was established from the Stickney Township land. In 1919 most residents worked as truck farmers or in the quarries near town. Neighboring Cicero and Berwyn boomed in the 1920's and therefore Stickney expanded.

Stickney is home to the world's largest sewage treatment plants operated by the Metropolitan Water Reclamation District of Greater Chicago. The plant, opened in phases in the 1930's and takes up 40 percent of the village's land and is its largest employer.

Within a land area of less than two square miles, residents enjoy the safe quiet streets. Stickney has two public elementary schools, Home School and Edison School, both serving grades K-5. Students attend George Washington Middle School in neighboring Lyons for grades 6-8. Residents attend Morton West High School in neighboring Berwyn for grades 9-12.

The subject is located in Census Tract 8207. According to the file, the estimated 2017 median family income is for this tract is \$58,513 while the 2010 median family income for this tract is \$56,890. The population for this tract is 6,804.

FLOOD ZONING AND SITE DATA

Flood Plains are normally dry land areas that experience a temporary condition of partial or complete overflow of inland waters from unusual and rapid accumulation or runoff of surface waters.

The site is level at street grade and drainage appears adequate. The subject site does not appear to be located in a special flood hazard area. According to FEMA Map # 170164 0483J. Dated, 8/19/2008, the subject is in Zone X, a minimal flooding area.

For an accurate flood condition, a flood certification by a professional flood-zoning agent is suggested.

| ZONE | CONDITION |
|--------|---|
| A | Areas of 100-year flood; base flood elevations and flood hazard factors not determined. |
| AO | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined. |
| AH | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined. |
| A1-A30 | Areas of 100-year flood; base flood elevations and flood hazard factors determined. |
| A99 | Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined. |
| B | Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. |
| C (X) | Areas of minimal flooding. |
| D | Areas of undetermined, but possible, flood hazards. |
| V | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined. |
| V1-V30 | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazards determined. |
| VE | Coastal flood with velocity hazard (wave action); base flood elevations determined. |

FLOOD ZONING AND SITE DATA – CONTINUED

The site is rectangular in shape. With a site area of 7,228 square feet, the dimensions of the subject site, as assembled, is 40' x 180.69'. These dimensions are from the tax map.

There is nothing in the public records reviewed that would indicate that there are any adverse easements or encroachments, etc. The only known easements that exist are the typical utility easements. I have found no evidence of any limitations on ownership rights such as deed restriction, etc.

Access to the site is from Home Avenue with approximately 40 feet of frontage.

The street is improved with concrete curbs & gutters, and asphalt surface. Public utilities of water, sewer and electricity are connected to the site.

No soil boring tests were made to determine the suitability of land for construction purposes. The necessity for the same is precluded by the existence of the present improvement thereon. There were no noticeable settlement cracks or indication of any sub-soil problems.

ZONING

According to the Village of Stickney Zoning Department current zoning is Single-Family. Under this zoning permitted uses include the following uses: Single-family dwellings, schools, railroad right-of-way, police stations, municipal buildings, churches, chapels, temples and synagogues. In the single-family district, no principal building shall occupy in excess of 30 percent of the lot area. No building shall be erected in the single-family district on a lot having the width of less than 35 feet. No single-family dwelling shall be erected on any lot or tract having a smaller area than 3,500 square feet.

The preceding is just a sample of allowed uses with the Single-Family District zoning. This cursory summary does not consider various nuances in the zoning ordinance. The appraiser recommends the client's use of a qualified legal counsel to clarify any issues/concerns.

A complete investigation into all of the allowable uses and intricacies of this zoning ordinance is beyond the scope of this appraisal.

Under this zoning the subject's highest and best use as a vacant parcel conforms to this zoning as well and existing use of the subject.

TAXES AND ASSESSMENT DATA

According to the Cook County Recorder's records the real estate taxes (for tax year 2015) for the subject, PIN: 19-06-115-010-0000 is as follows:

| | Assessment Data | |
|------------------------|--------------------|--------------|
| <u>Land Assessment</u> | <u>Improvement</u> | <u>Total</u> |
| N/A | N/A | N/A |
| Real Estate Taxes: | \$0 | |

Total Real Estate Taxes: TAX EXEMPT

Comments:

The assessment information above reflects the subject as it is currently improved.

HISTORY OF THE PROPERTY

According to the Cook County Recorder's records, the owner of the subject is listed as "Not available from county".

There are no recorded transfers of the subject during the prior 5 years.

MARKETING TIME AND MARKETABILITY

The subject property **as vacant** is a marketable and saleable property. It is estimated that if the subject would be offered for sale in an open and competitive market, with no duress, a reasonable marketing time is estimated to be six to eighteen months.

EXPOSURE TIME

Exposure Time, which is a retrospective opinion based on an analysis of past events assuming a competitive and open market, as defined in the Uniform Standards of Professional Appraisal Practice and used in this appraisal is:

“Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal”

After careful analysis of the subject market area, as well as conversations with area brokers, I estimate an exposure time, “once vacant”, of two to eighteen months.

HIGHEST AND BEST USE: LAND AS VACANT - AS IMPROVED

Highest and best use is defined in the Appraisal Institute's, The Appraisal of Real Estate, 14th Edition as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and results in the highest value." In arriving at a determination of highest and best use, I have considered the uses, which physically and legally may be placed on the site, as well as the returns, which these uses might generate.

The Highest and Best Use of the land (or site), if vacant and available for use, may be different from the Highest and Best Use of the improved property. This will be true when the improvement is not an appropriate use and yet makes a contribution to total property value in excess of the value of the site.

The following considerations are made in estimating the highest and best use:

Possible Use (Physical): What uses are physically possible on the subject given by the physical characteristics revealed by property analysis?

Permissible Use (Legal): Among legally permitted and physically possible uses for the subject property, which uses are appropriate, given the characteristics revealed in the market activity, neighborhood, and property analysis? Which uses would produce any net return to the owner?

Feasible Use—(Appropriate Use): Among legally permitted and physical possible uses for the subject property, which uses are appropriate, given the characteristics revealed in the market activity, neighborhood, and property analysis? Which uses would produce net return to the owner?

Maximum Profitability: The most profitable use of the site "as if vacant"

Highest and Best Use: Among appropriate or feasible uses for the subject property, which will produce the highest present value?

HIGHEST AND BEST USE: LAND AS VACANT - AS IMPROVED – CONTINUED

ANALYSIS:

Possible Use

The first constraint imposed on the possible use of the property is that dictated by the physical aspects of the site itself. The size and location within a given block are the most important determinants. In general, the larger the site, the greater the potential for achieving economics of scale and flexibility in development (to a point).

With an area of 7,228 +/- Square Feet, the subject site has flexibility for improvement. In addition, the site is fairly level and at street grade, with no apparent soil problems.

Permissible Use (Legal)

Legal restrictions on developing the property are of two types: Private and public restrictions. The only known restrictions affecting title are public restrictions of zoning and utility easements.

Typical utility easements exist for the subject property however, as stated earlier, in a letter from Del Galdo Law Group, LLC, legal counsel for the current owner of the subject (the Village of Stickney), due to the overall concern for public safety, the subject will not transfer unless any new owner(s) agrees to demolish the building within 180 days of closing. This request shall be set forth in a deed restriction. Therefore, the enforcement of this deed restriction requires the legal permissibility (use) of the subject property to be as “vacant” and ready to be put to some type of residential use considering the current Single-Family District zoning of the subject.

Feasible Use

The analysis of the Immediate Environs, earlier in this narrative appraisal report, identified all of the surrounding land uses in the immediate and nearby surrounding area. *Residential buildings surround the subject property. This fact coupled with the zoning designation and the condition of the existing structure, supports vacant and ready for development use as the most feasible use of the property.*

Maximum Profitability

The most profitable use of the site “as if vacant” would be the development of some type of *residential use*. This would be in conformance with current zoning.

HIGHEST AND BEST USE: LAND AS VACANT - AS IMPROVED - CONTINUED

Highest and Best Use - Conclusion

The subject property has adequate functional utility and is in compliance with current zoning. The present economy must be taken into account in this analysis, as must the difficulty of obtaining financing for real estate ventures. *The current improvement is a viable use of the property, however it is not a contributing use of the property, and clearly does not add to the value of the site above the value of the land alone. Additionally, a deed restriction will require the razing of all improvements within 180 days of closing, therefore, by the above criteria, the current use does not fulfill the definition of Highest and Best Use. It is for this reason that this report will value the land as though vacant.*

THREE APPROACHES TO VALUE

The value of the subject property is estimated using three approaches to value: The Cost Approach, the Income Capitalization Approach and the Sales Comparison Approach. Although these approaches individually indicate a value for the subject property, they are weighted and reconciled in order to arrive at a final estimate of value.

THE COST APPROACH

The Cost Approach is based upon the principal of substitution, which states that no prudent investor would pay more for a property than the amount which a similar site can be acquired and for which improvements of equal utility and desirability can be constructed. The value is found by taking the cost of the improvement as of the date of the appraisal, less depreciation, plus the site value. The value of the vacant site is estimated in the Land Value section.

After inspecting the subject property's neighborhood, site, and improvements, a specific procedure is followed to derive an indication of value through the Cost Approach. The procedure used is outlined as follows:

1. Estimate the value of the land, as if vacant and available, to be developed to its Highest and Best Use.
2. Estimate the reproduction cost or replacement cost of the improvements, including direct and indirect costs, as of the effective date of valuation.
3. Determine if entrepreneurial profit is present based upon an analysis of the market.
4. Add estimated replacement or reproduction costs and entrepreneurial profit, if any, to calculate the total replacement or reproduction cost of the improvement.
5. Estimate the accrued depreciation inherent to the subject's improvements.
6. Deduct the estimated amount of accrued depreciation from the total replacement or reproduction cost to calculate the total depreciated value of the improvements.
7. Add the land value to the total depreciated value of the improvements to determine an estimate of value by the Cost Approach.

The Cost Approach will be divided into three sections:

Land Value Reproduction Cost Depreciation Analysis

THE COST APPROACH- CONTINUED

The estimate of value indicated by this approach is not intended to be independent evidence for the value of the subject property. All three approaches will be considered before reaching a final estimate of value.

Comments:

Since the subject tract is to be considered "as vacant" in this analysis, the cost approach is not applicable in this case. However, all three approaches must be considered before reaching a final estimate of value. Therefore, the cost approach is defined in this report.

THE INCOME APPROACH

The Income Capitalization Approach estimates the present value of the future benefits of the income stream. In order to estimate the value of the income stream, the appraisers must arrive at an estimate of net income and capitalize this amount at a market rate. The appraisers will consider the quantity, quality, and durability of the income stream and derive estimates of the income, expenses, and capitalization rates from the market to result in an indication of value.

Comments:

Since the subject does not produce an income stream, the income approach is not applicable in this case.

THE SALES COMPARISON APPROACH

The Sales Comparison Approach indicates what knowledgeable purchasers are willing to pay for properties, which are similar to the subject in terms of major characteristics. Adjustments are made for differences such as date of sale, size, location, utility and overall desirability in order to indicate the Fair Market Value of the subject property via the Sales Comparison Approach. Since this technique is based on sales of similar properties, its reliability may be judged by the quality and quantity of the available data.

All the equipment in the building is considered to be chattel value and is not included in the overall opinion of value. Additionally, I have made no attempt to value good will or going concern. My estimate of value is for real estate only.

LAND VALUE

The estimate of land value is generated through a comparative market analysis based on the principal of substitution. As used in this analysis, substitution reflects that value of the subject site indicated by the price paid to acquire a substitute site with similar characteristics to the subject.

For this analysis, the subject property is considered to be vacant and ready for development to its Highest and Best Use. The procedure used for a market analysis of land value is outlined as follows:

1. Research the market for information on sales transactions, listings and offerings of properties considered similar to the subject property.
2. Verify the factual accuracy of the data and confirm that the transactions reflect arm's length market considerations.
3. Select relevant units of comparison and develop a comparative analysis for each unit.
4. Conduct a comparative analysis of the subject site and each sale comparable adjusting for real property rights conveyed, financing terms, conditions of sale, date of sale, location and physical characteristics. This comparative analysis will result in a judgment of the overall similarity between each sale and the subject property. A unit value is established after an analysis of all of the comparable properties.
5. Reconcile the value indications produced from the comparable analysis into a single value or range of values.

Adjustments to the unit of comparison in this analysis assume no adverse environmental conditions are present at the subject or sale comparable sites.

In performing this comparative analysis no attempt is made to apply individual percentage or nominal dollar adjustments to the sale properties. The homogeneity of market data does not exist to make definitive adjustments for individual characteristics. In deriving indicated unit prices consideration was given to the difference between the subject and the comparable properties.

LAND VALUE – CONTINUED

The following are the characteristics considered in judging overall similarity and making unit adjustments.

Date

Market conditions change over time and adjustments must be made to prices paid for a property to reflect the date of value of the subject property.

Location

The desirability of a location is predicated on the proximity of labor and consumer user markets, general accessibility, trends in the area, and stage of life cycle. The four stages of the life cycle are growth, stability, decline, and revitalization.

Size

The utility of a site is directly related to size. Unit prices paid are relative to the size of the property. Generally, a larger site will sell at a lower price per square foot than a similar smaller site.

Zoning

Zoning classification defines the parameters for type and density of a site. It limits what can be done with the property and protects against the possible intrusion of incompatible uses.

Shape

The shape of a property can impact the physical and functional utility of a site. Irregularity of shape can substantially restrict potential development.

Utilities

The availability of utilities impacts the potential uses and determines the occupants which are attracted to the site. Sewage treatment, water supply, electrical supply and telephone service are some of the utilities necessary for site development.

Topography

Topography consists of the surface features and contour of an area which can restrict development. Surface gradations are classified as compound slope, hilly land, rolling land, undulation land and very steep land. A site that is higher or lower than the abutting street level may require additional costs for cutting or filling to achieve an acceptable grade level, proper drainage, prevent erosion or improve accessibility.

Flood Plain

The presence of a flood plain impacts a site's potential development. A site within a flood plain can experience a temporary condition of partial or complete deluge of normally dry land areas from the overflow of inland or tidal waters from the unusual and rapid accumulation or runoff of surface waters.

LAND VALUE – CONTINUED

Access

Road patterns, railroad right of ways and automobile traffic are necessary to consider when choosing a site. Limited access highway, one-way traffic regulations, newly located traffic signals and median strips can restrict the ingress/egress of a site.

SALES COMPARISON APPROACH

In the Sales Comparison Approach, sales and offerings of similar type properties are analyzed and adjusted for a value indication of the property being appraised. This approach reflects the actions of buyers and sellers in the market and is primarily based upon the principle of substitution.

Market Value, as defined by “FIRREA” and used in this analysis, is:

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 knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States 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.

The approach to value involves diligent inquiry among local reputable real estate firms or investors relative to sales and/or listings of similar properties recently sold or offered for sale. Factors such as size, shape, location, age, condition, trend of the neighborhood, zoning, as well as mechanical facilities, use of properties, conditions of sale, etc., were considered and used in a comparability analysis of the subject property.

The basis for the Sales Comparison Approach is the comparable sale. A comparable sale is one that by analysis and adjustment would logically indicate what the subject property would sell for if available for sale as of the date of appraisal.

SALES COMPARISON APPROACH--CONTINUED

The Sales Comparison Approach, in most cases such as the subject property, is considered the most suggestive of Market Value of the three approaches to value unless there are no sales comparables which are considered valid.

A thorough and diligent search of sales in the marketplace revealed the following comparables, which I have analyzed and compared to the subject.

In the following pages, the appraiser will present the “best” comparables available with analysis as compared to the subject.

Comment:

All comparables were vacant at the time of sale.

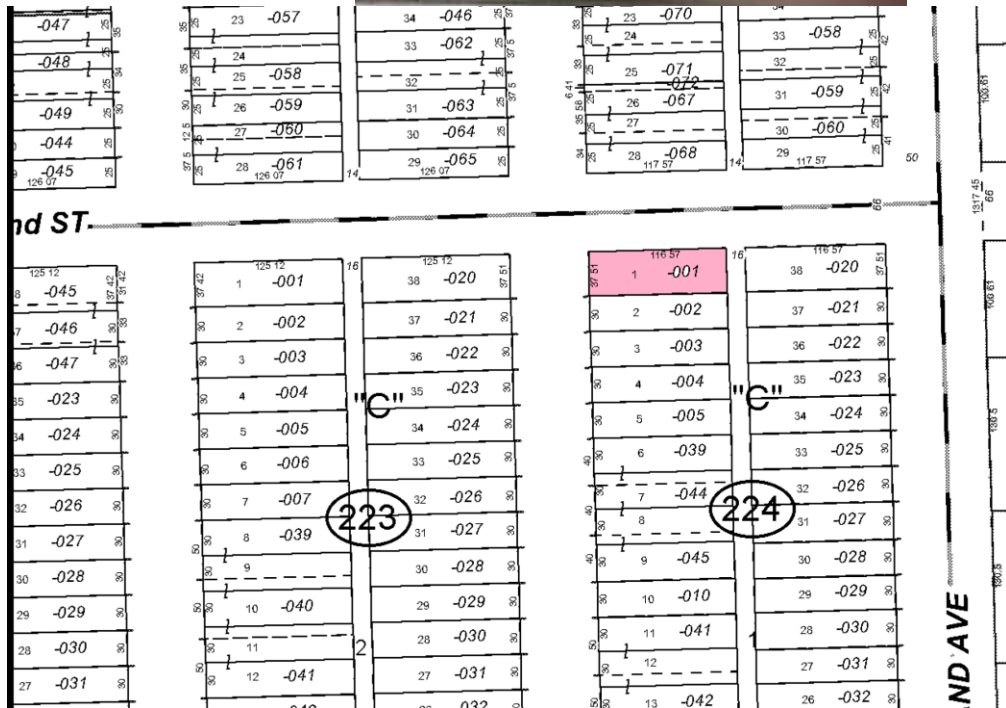
SALES COMPARISON APPROACH—CONTINUED

COMPARABLE SALE #1

| | |
|------------------------|--|
| LOCATION | 4201 Elmwood Avenue Stickney, IL |
| LOT SIZE | 4,373 square feet |
| LOT DIMENSIONS | 37.51' x 116.57' |
| ZONING | Single-Family |
| SALE DATE | 4/28/17 |
| SALE PRICE | \$42,500 |
| UNIT SALE PRICE | \$9.72/Sq. Ft. |
| PIN OR DOCUMENT NUMBER | 19-06-224-001-0000 |
| DATA SOURCE | MLS # 09320060 |
| COMMENTS | This sale has the same residential zoning classification but is smaller than the subject. Since this sale is smaller than the subject downward adjustment is needed since economies of scale dictate that the smaller the lot the more it will sell for per square foot. |

SALES COMPARISON APPROACH-CONTINUED

COMPARABLE #1 PHOTO & TAX MAP



**4201 Elmwood Avenue
Stickney, IL**

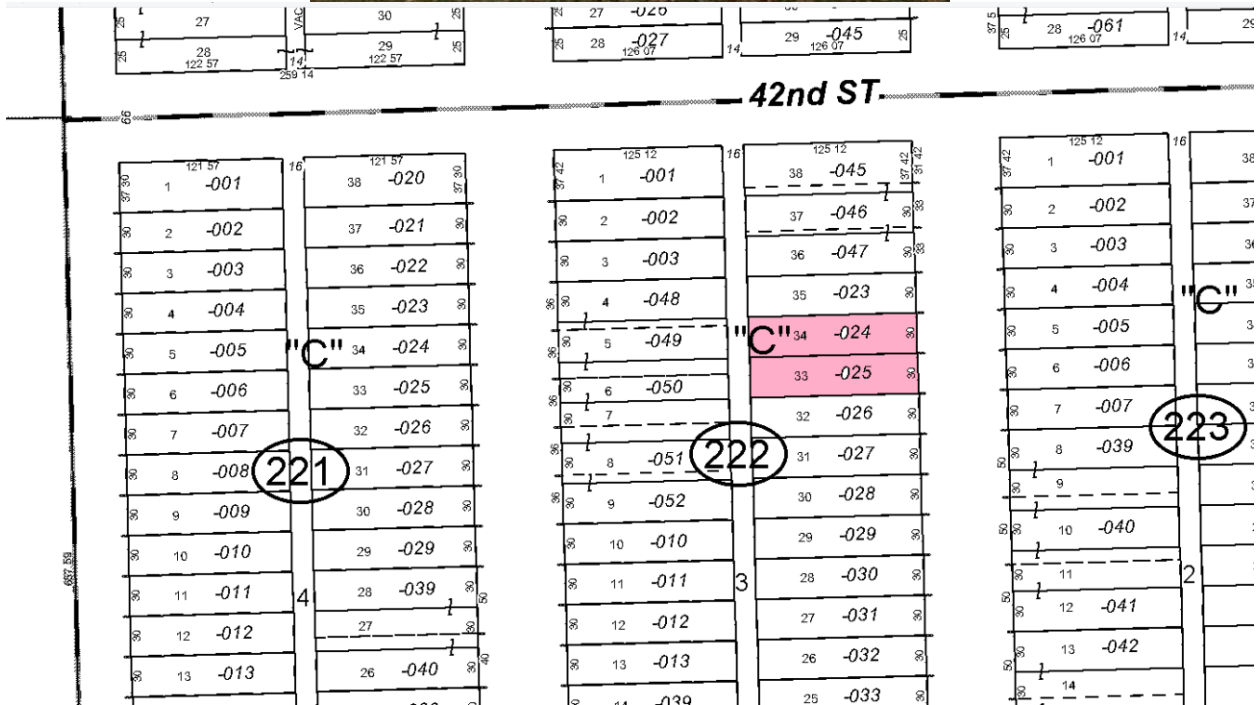
SALES COMPARISON APPROACH-CONTINUED

COMPARABLE SALE #2

| | |
|------------------------|---|
| LOCATION | 4206 Gunderson Avenue Stickney, IL |
| LOT SIZE | 7,507 square feet |
| LOT DIMENSIONS | 60' x 125.12' |
| ZONING | Single-Family |
| SALE DATE | 12/4/17 |
| SALE PRICE | \$70,000 |
| UNIT SALE PRICE | \$10.06/Sq. Ft. |
| PIN OR DOCUMENT NUMBER | 19-06-222-024-0000 |
| DATA SOURCE | MLS # 09336388 |
| COMMENTS | This sale has the same residential zoning classification and is similar in lot area, but superior in lot width. |

SALES COMPARISON APPROACH-CONTINUED

COMPARABLE #2 PHOTO & TAX MAP



**4206 Gunderson Avenue
Stickney, IL**

SALES COMPARISON APPROACH-CONTINUED

COMPARABLE SALE #3

| | |
|------------------------|---|
| LOCATION | 4421 Wisconsin Avenue Stickney, IL |
| LOT SIZE | 8,258 square feet |
| LOT DIMENSIONS | 60' x 137.64' |
| ZONING | Single-Family |
| SALE DATE | 1/7/16 |
| SALE PRICE | \$69,900 |
| UNIT SALE PRICE | \$8.65/Sq. Ft. |
| PIN OR DOCUMENT NUMBER | 19-06-309-005-0000 |
| DATA SOURCE | MLS # 8698911 & LoopNet |
| COMMENTS | This sale was vacant at the time of sale and has subsequently improved with a new construction single family home. This sale has the same residential zoning classification but is larger than the subject. Since this sale is larger than the subject an upward adjustment is needed since economies of scale dictate that the larger the lot the less it will sell for per square foot. This sale has superior lot width. |

SALES COMPARISON APPROACH—CONTINUED

COMPARABLE #3 PHOTO & TAX MAP



4421 Wisconsin Avenue
Stickney, IL

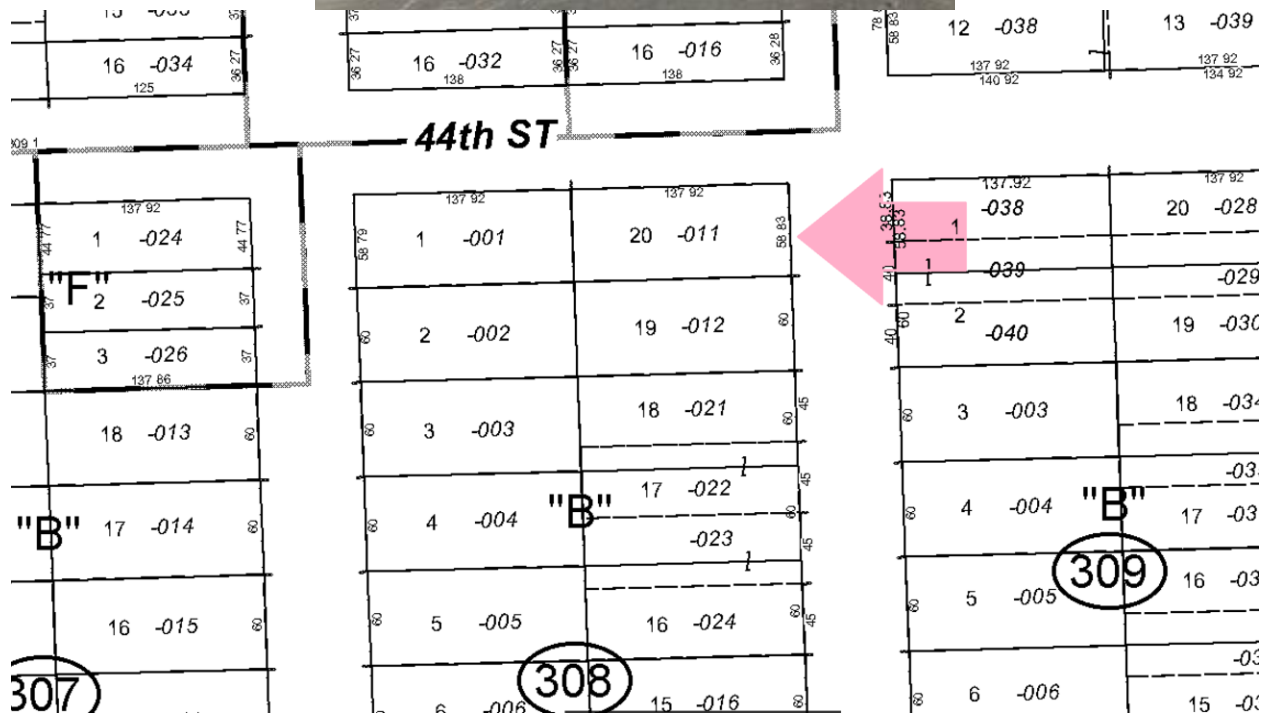
SALES COMPARISON APPROACH—CONTINUED

COMPARABLE SALE #4

| | |
|------------------------|--|
| LOCATION | 4400 Wisconsin Avenue Stickney, IL |
| LOT SIZE | 8,114 square feet |
| LOT DIMENSIONS | 58.83' x 137.92' |
| ZONING | Single-Family |
| SALE DATE | 4/1/14 |
| SALE PRICE | \$40,000 |
| UNIT SALE PRICE | \$4.93/Sq. Ft. |
| PIN OR DOCUMENT NUMBER | 19-06-308-011-0000 |
| DATA SOURCE | MLS # 08436827 |
| COMMENTS | This sale has the same residential zoning classification but is larger than the subject. Since this sale is larger than the subject an upward adjustment is needed since economies of scale dictate that the larger the lot the less it will sell for per square foot. This sale has superior lot width. |

SALES COMPARISON APPROACH-CONTINUED

COMPARABLE #4 PHOTO & TAX MAP



**4400 Wisconsin Avenue
Stickney, IL**

SALES COMPARISON APPROACH—CONTINUED

| Sale # | Location | Lot Size (Square Foot) | Sale Date | Sale Price | Zoning | Unit Sale Price (Per Square Foot) | Adjusted Price Per Sq. Ft. (rounded) |
|----------------|--------------------------------------|------------------------|------------|------------|----------------------|-----------------------------------|--------------------------------------|
| 1 | 4201 Elmwood Stickney, IL | 4,373 | 3/7/14 | \$42,500 | Single Family | \$9.72 | \$9.25 |
| 2 | 4206 Gunderson Stickney, IL | 7,507 | 12/4/17 | \$70,000 | Single Family | \$10.06 | \$9.05 |
| 3 | 4421 Wisconsin Stickney, IL | 8,258 | 1/7/16 | \$69,900 | Single Family | \$8.65 | \$9.10 |
| 4 | 4400 Wisconsin Stickney, IL | 8,114 | 4/1/14 | \$40,000 | Single Family | \$4.83 | \$5.10 |
| <i>Subject</i> | <i>4131 Home Avenue Stickney, IL</i> | 7,228 | <i>N/A</i> | <i>N/A</i> | <i>Single Family</i> | <i>N/A</i> | <i>N/A</i> |

ANALYSIS OF THE SALE COMPARABLES

Since no two properties are ever the same, compensatory adjustments must be applied to the comparable sales in order to adjust for variance with the subject for factors such as market conditions, location, size, land to building ratio, age, utility, financing, and other pertinent factors.

The aforementioned comparable sales of 4 single family zoned vacant parcels have been analyzed and compared to the subject. Sales 1 and 2 are short sales, however, the sales price does not appear to be adversely affected.

After taking into consideration the size, zoning, utility, location and all other pertinent value factors for the subject, the adjusted per square foot values for comparables 1-4 are indicated above. I believe that a \$9.00 per square foot value is reasonable and supported for vacant land zoning and dimensions similar to the subject with greatest weight given to comparables 2 & 3 since they are more recent sales.

SUMMARY OF COMPARABLE SALES

Based on my complete analysis, I estimate the current market value for the subject to be approximately \$9.00 per square foot, based on the Sales Comparison Approach. Based on the subject having 7,228 square feet, the value of \$65,052 is indicated.

SALES COMPARISON APPROACH—CONTINUED

As mentioned earlier, the subject property is valued in this analysis under its highest and best use. It was determined that the subject's highest and best use is as a vacant site ready to be put to a commercial use. However, since the subject is currently improved with a one-story structure, the cost to raze the structure is subtracted from the value arrived in the Sales Comparison Approach. According to Timothy Geary, PE from Frank Novotny & Associates (Village of Stickney approved Engineering Firm), the cost to raze the existing structure is estimated to be \$63,200.

Since the current structure exists on two separate lots and each lot is improved with different foot print areas, the engineering firm bifurcated the estimated costs to raze between the two contiguous parcels. For the subject parcel (the north parcel supporting the improvements), this cost was estimated to be \$37,150.

This estimated cost includes asbestos abatement, building demolition, water and sewer disconnection, pavement removal, security fencing, water service connection, sanitary sewer connection, street pavement removal and replacement. Also included in this estimated cost raze is salvage value (if any).

As a result, the "As if vacant" Market Value of the subject using the Sales Comparison Approach is \$27,900 (\$65,052 minus \$37,150), rounded to **\$28,000**.

RECONCILIATION AND FINAL VALUE CONCLUSION

Currently, the subject property is improved with a 5,700 +/- square foot one and partial two-story masonry building used as a community recreation center situated on a 14,455-square foot lot. The current improvements, built circa 1920's, have been closed to the public, sometime within the past 12 months, due to safety concerns and is at the end of its useful (economic) life. After careful analysis, it is determined that the highest and best use "as if vacant" (defined within the context of this report) is "as a vacant site" ready to be put to a residential use. In valuing the subject under its highest and best use "as if vacant", the cost to raze the existing structure, with salvage value included and utility disconnect fees, must be offset against (subtracted from) the market value of the subject as vacant and ready to put to its highest and best use.

In addition to considering the highest and best use "as if vacant" it is necessary to consider the current improvements when analyzing the highest and best use "as if improved" (defined within the context of this report). Therefore, it is prudent to consider all necessary rehabilitations/modifications to the existing structure.

*Given the extensive costs associated with bringing the building in compliance with current applicable zoning codes for its current use as a community recreation center, the repairing or replacing of major building elements and systems that are beyond their useful life and the correction of defective elements that, if not corrected, may pose a life safety risk, it is clear that these costs associated with the required alterations and modifications would far exceed the value return associated with bringing the property within legal compliance for occupancy and use. As such, a **vacant site** versus the current non-compliant improvements yields the highest value return.*

Additionally, in a letter from Del Galdo Law Group, LLC, legal counsel for the current owner of the subject (the Village of Stickney), due to the overall concern for public safety, the subject will not transfer unless the new owner(s) agrees to demolish the building within 180 days of closing. This request shall be set forth as a deed restriction.

Additionally, the current improvements are situated on two individual parcels with two separate permanent index numbers (PIN's) and if vacant, these parcels can be sold individually. As you requested, I am valuing only one of the two contiguous parcels that support the north portion of the improvements. This 7,228 +/- square foot parcel is identified by permanent index number 19-06-115-010-0000.

Because of the unique nature of your request, I must make my analysis based on Extraordinary Assumptions which is defined as follows.

Extraordinary Assumption –An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

RECONCILIATION AND FINAL VALUE CONCLUSION-CONTINUED

The Extraordinary Assumption is that the Village of Stickney will indeed enforce the above referenced deed restriction.

Furthermore, since this analysis requires extraordinary assumptions, this "Restricted" report is directed to the attention of Mr. Jeff Walik, Village Mayor, of the Village of Stickney and the legal counsel for the village and is to be used for informational purposes only.

I have made a personal inspection of the subject property, subjected said property to standard methods of evaluation and have considered all pertinent data relative to estimating Market Value, including size, shape, location, zoning, sales and/or asking prices of similar properties, trend of the neighborhood, and other factors which tend to affect value. Taking all of the data into consideration, the three approaches to the Market Value indicate the following:

APPROACHES TO VALUE

| | |
|--------------------------------|----------------|
| COST APPROACH | Not Applicable |
| INCOME CAPITALIZATION APPROACH | Not Applicable |
| SALES COMPARISON APPROACH | \$28,000 |

The Cost Approach generally tends to set the upper limit of value, as no knowledgeable buyer would pay more for a property than it would cost to replace with an equally desirable substitute property of like utility. The age, condition and location necessitate utilizing a depreciation factor for the subject property. *In the case of the subject, the Cost Approach is not applicable as the subject tract is a vacant parcel.*

The Income Capitalization Approach is concerned with the present worth of future benefits. To arrive at an estimate of net income that is then capitalized at a market rate, the Appraiser must consider the quantity, quality, and durability of the income stream. *In the case of the subject, the Income Approach has no applicability as the subject does not nor will it produce an income stream. In addition, no personal property was appraised. Accordingly, the Income Capitalization approach to value was not applicable in this case.*

RECONCILIATION AND FINAL VALUE CONCLUSION-CONTINUED

The Sales Comparison Approach indicates what knowledgeable purchasers are willing to pay for properties that are similar in major characteristics to the subject. Since this technique derives estimation of property value by comparing the subject property to similar type properties recently sold or presently being offered for sale, those sales have been presented in this report that are sufficiently similar to the subject and logically adjusted within reasonable limits. The Sales Comparison Approach indicates what knowledgeable purchasers are willing to pay for properties that are similar in major characteristics to the subject. *Of the three approaches to value, the Sales Comparison Approach is generally considered the most conclusive, therefore, all weight is given to the sales comparison approach.*

Taking into consideration all data contained in this report, combined with a broad general knowledge of the real estate market, it is the appraiser's opinion that the Market Value of the subject property as of November 28, 2017 was: **\$28,000.**

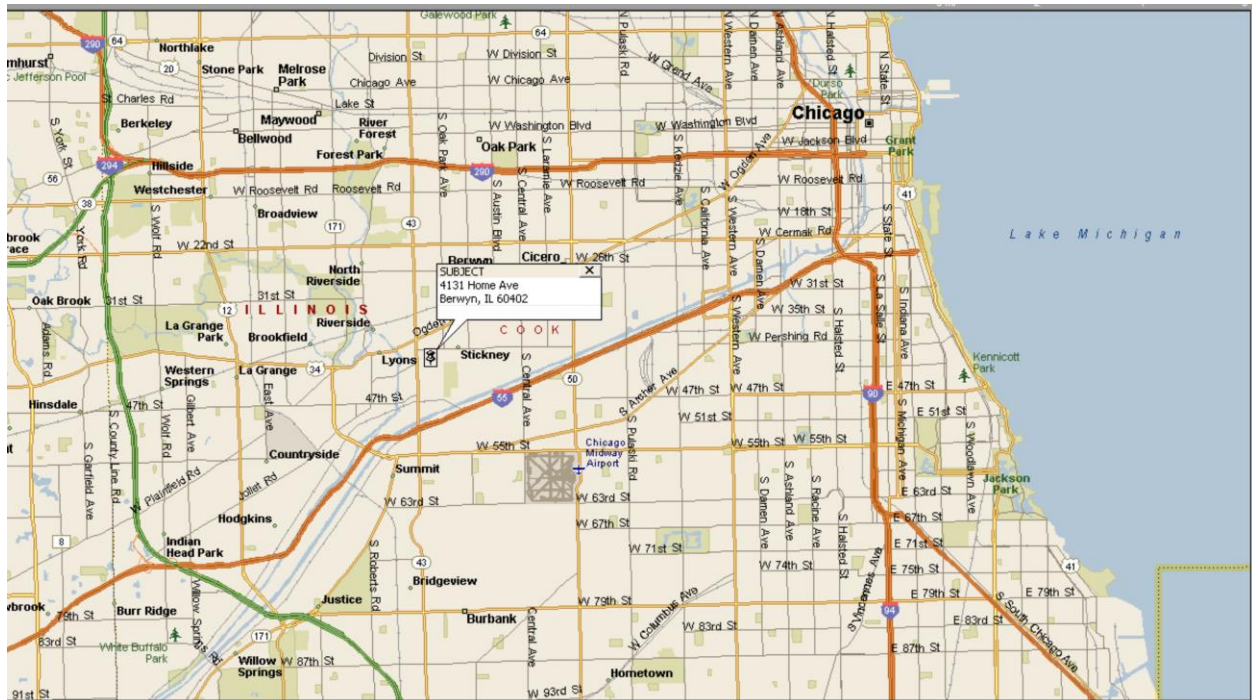
Respectfully Submitted,



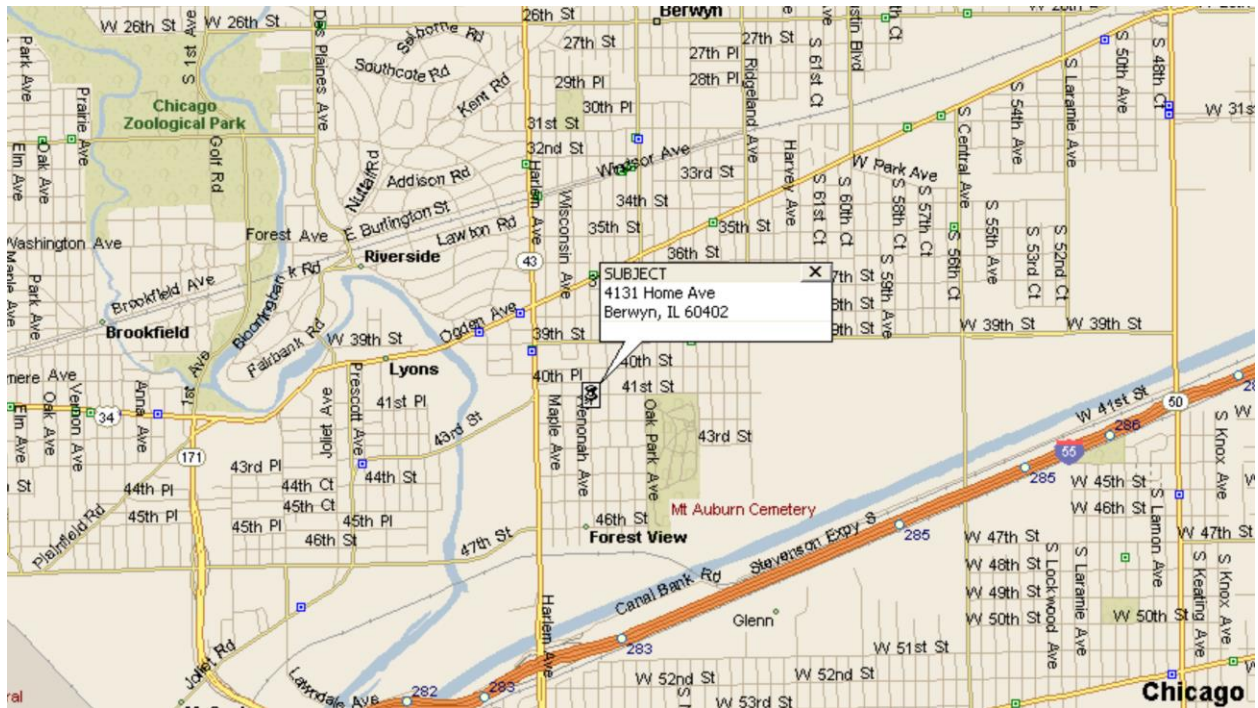
LISA MUSIAL, IFAS, CIAO-A

Certified General Real Estate Appraiser
State of Illinois License # 553.001337, Expires 09/30/19

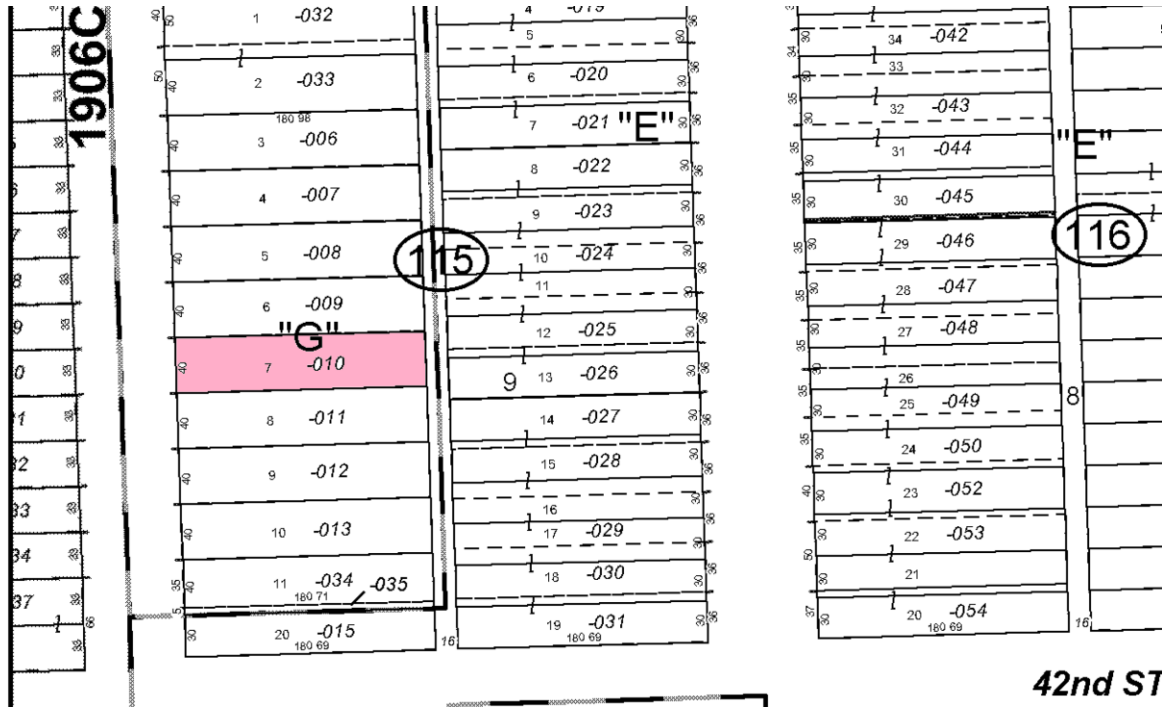
AREA MAP



NEIGHBORHOOD MAP



TAX MAP



SALES COMPARABLE MAP



Lisa Musial, IFAS, CIAO-A

418 Kent Road
Riverside, IL 60546
708.307.2707, Fax: 708.447.0897

Education University of Illinois at Chicago

Bachelor of Science, Quantitative Methods, March 1984

Extensive course work in operations research; operations and systems management; statistics, computer programming; graph theory; survey and sampling research. Concentration in Mathematics.

Experience Musial Appraisal Company, Riverside, Illinois
Owner, November 2000 to Present

National Association of Independent Fee Appraisers
National Instructor, August 2001 to Present

McGah Village Inc., Westchester, Illinois
Real Estate Appraiser, July 1995 to May 2001

Northrop Grumman, Rolling Meadows, Illinois
Cost Analyst, July 1985 to July 1990

Professional Licensure Illinois Certified General Real Estate Appraiser

Professional Memberships & Awards National Appraiser of the Year 2011- National Association of Independent Fee Appraisers
Illinois Appraiser of the Year 2007 & 2011- National Association of Independent Fee Appraisers
Instructor of the Year 2004 - National Association of Independent Fee Appraisers
National Association of Independent Fee Appraisers-IFAS Senior Member
The Appraisal Foundation – National Certified Instructor for Uniform Standards
International Right of Way Association-Member
Appraisal Institute – Practicing Affiliate
Illinois Property Assessment Institute - CIAO Member

Lisa Musial, IFAS, CIAO-A

418 Kent Road
Riverside, IL 60546
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***Textbook
Writing***

Co-authored **Basic Appraisal Principles**, published by Cengage Learning, 2007

Co-authored **Basic Appraisal Procedures**, published by Cengage Learning, 2007

Co-authored **Residential Market Analysis and Highest and Best Use**, published by Cengage Learning, 2007

Co-authored **Statistics, Modeling, and Finance**, published by Cengage Learning, 2007

Co-authored **Residential Site Valuation and Cost Approach**, published by Cengage Learning, 2007

Co-authored **Residential Sales Comparison and Income Approaches**, published by Cengage Learning, 2008

Co-authored **Residential Report Writing and Case Studies**, published by Cengage Learning, 2008

Co-authored **Advanced Residential Applications and Case Studies**, published by Cengage Learning, 2010

Co-authored **General Site Valuation and Cost Approach**, published by Cengage Learning, 2008

Co-authored **General Sales Comparison Approach**, published by Cengage Learning, 2009

Co-authored **General Report Writing and Case Studies**, published by Cengage Learning, 2009

Co-authored **General Market Analysis and Highest and Best Use**, published by Cengage Learning, 2008

Co-authored **General Income Approach**, published by Cengage Learning, 2017

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Appraisal Assignments

Income Property, Vacant Land, Commercial

Sample of Courses & Seminars

Basic Assessment Practices - IPAI
Introduction to Mass Appraisal Techniques – IPAI
Property Valuation – IPAI
Introduction to Residential Assessments – DOR
Introduction to Commercial Assessments – DOR

Foundations of Real Estate Appraising
Standards of Professional Practice
Appraising the Single-Family Residence
Appraisal Methods
FHA Appraising: Changes and Trends
Fair Housing and Fair Lending
Condemnation Appraising
Techniques of Income Appraising
Non-residential Report Writing
Calculating Gross Living Area Using ANSI Standards
Marshall & Swift Valuation Guides
Appraising High Value & Historic Homes
Fannie, Freddie, The State of Illinois and You
Uniform Appraisal Standards for Federal Land Acquisitions
Rates and Ratios: Making Sense of GIMs, OAR, and DCF
Computer Enhanced Cash Flow Modeling

Courses Presented as an Instructor

Introduction to Income Property Appraising
Small Income Property Appraising
Basic Commercial Review
Capitalization Rates and Ratios
Reviewing Residential Appraisals
Financial Analysis Using the HP12C
Principals Review
IRV/VIM Review
Market Abstraction
Uniform Standards of Professional Appraisal Practice
Statistics, Modeling & Finance
Advanced Residential Applications & Case Studies