

GRIMES REAL ESTATE SERVICES

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February 18, 2019

Craig Failor, Village Planner
Village of Oak Park
1 Village Hall
Oak Park, Illinois 60302

Subject: An Appraisal Report of a
Fenwick Public Alley, East Avenue to Scoville Avenue
Oak Park, Illinois 60302

Dear Mr. Failor;

At your request and in compliance with the Uniform Standards of Professional Appraisal Practice as published by the Appraisal Foundation, I have performed a restricted-use appraisal of the subject property for the purpose of estimating its market value in fee simple title, assuming no liens or encumbrances other than normal covenants and restrictions of record.

The subject property consists of a current public alley 15 feet wide from Scoville Avenue on the east to East Avenue on the west, 351.2 feet in length. The property is between Madison Street on the south and Washington Boulevard on the north.

INTEREST APPRAISED

Fee Simple

EFFECTIVE DATE OF APPRAISAL

February 6, 2019

DATE OF INSPECTION

February 6, 2019

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SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Lot Size: 15 feet x 351.2 feet; 5,268 square feet

Description: Public alley of asphalt paving

Zoning: C, Commercial District

Highest and best use: Assemblage with adjacent property

Value Indications

Cost Approach Not Applicable

Income Capitalization
Approach Not Applicable

Sales Comparison
Approach \$174,000

Valuation Conclusion \$174,000, \$33 psf of land

SCOPE OF WORK

The scope of the appraisal includes but is not limited to performing the following:

1. analyze regional, village, market area, site and improvement data;
2. inspect the subject, the surrounding environs, and market area;
3. review data regarding the real estate taxes, zoning, utilities, easements, and city services;
4. analyze the highest and best use of the subject both as vacant and as improved, if applicable;
5. consider all three approaches to value (Cost, Sales Comparison, and Income Capitalization), and utilize those which are deemed appropriate;
6. consider vacant land sales, improved comparable sales, and comparable rental properties in analyzing the subject, is applicable and confirm data with reliable sources, public records, principals, managers, real estate agents and professionals;
7. analyze and report appropriate deductions and discounts for proposed construction or renovation, partially leased buildings, non-market lease terms, and tract developments with unsold units;

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9. utilize market survey and MLS information for rental rates, expenses, vacancy, absorption, and other information, as applicable;
10. analyze the data to arrive at conclusions via each approach, as applicable; and
11. estimate reasonable exposure and marketing time associated with the value estimates.

PURPOSE AND INTENDED USE OF THE APPRAISAL

This Appraisal Report has been prepared specifically for the use of our client and is intended to provide assistance regarding the market value of the subject property. Anyone else who uses the report is considered to be an unintended user. This type of appraisal report has limited reliability for other users because it has a lower level of written detail and analysis than either a self-contained report. The purpose of the appraisal is to estimate the market value of the subject property for marketing purposes.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

The appraiser gathered information from the immediate and general areas for vacant land sales, or sales of properties improved with minor improvements, or sales of properties where the improvements have been torn down for future development; analyzed the information by applying the sales comparison approach to value and confirmed all sales information through their respective Village and County Assessor's offices.

The income capitalization approach is not given consideration in this appraisal report due to properties such as this generally being owner occupied. The cost approach is not considered in this report due to the subject property being vacant land.

DEFINITION OF MARKET VALUE

As stated in the Uniform Standards of Professional Appraisal Practice, market value may be defined 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 the seller each acting prudently, knowledgeably 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:

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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 US 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.

HISTORY

The subject property has not been listed or sold in the last three years.

ASSUMPTIONS AND LIMITING CONDITIONS

In the absence of soil test data, it is assumed that there exist no adverse subsoil conditions. Also, competent management of the property is assumed. Please refer to Contingent and Limiting Conditions located in the Addenda section of this report.

The appraiser also assumes the subject property is free of any covenants or restrictions which may adversely affect the marketability of the property.

LEGAL DESCRIPTION

All of the 15' Public Alley Lying Between and Adjoining Lots 13 to 19 and Lot 12 and Lot 20 and Vacated 15' Public Alley in Block 4 in East Avenue Addition to Oak Park, A Subdivision of Blocks 52 to 54 and 59 to 61 in Village of Ridgeland, A Subdivision of the East ½ of the East ½ of Section 7 and the Northwest ¼ and the West ½ of the West ½ of the Southwest ¼ of Section 8, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County Illinois.

DESCRIPTION OF THE PROPERTY

The subject property consists of a rectangular-shaped parcel measuring 15 feet of width between East Avenue and Scoville Avenue, a distance of approximately 351.2 feet; the

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total area is 5,268 square feet. The property is located on the central section of the Village of Oak Park.

The subject is located in an area of a variety of residential properties and commercial properties along Madison Street and is part of a zoned C, Commercial District. Madison Street consists of a variety of small commercial properties including shops, restaurants and offices with residential apartments on the upper floors, as well as some multi-family residential buildings. The subject property is partially surrounded by the property owned by Fenwick High School. The eastern portion of the subject borders a large condominium building and a corner mixed-use commercial and residential building.

The subject property is currently improved with a one-lane east-west alley of asphalt paving.

REAL ESTATE TAXES

The current use is a public alley which is tax exempt and there is no Permanent Index Number assigned to this property.

HIGHEST AND BEST USE

Situated in the Village of Oak Park, a western suburb of the City of Chicago, the subject property is approximately 8 miles west of the Loop. The parcel lies in a C, Commercial District.

The subject property's frontage of 15 feet allows for a no legal development by itself. The adjacent properties are a private school and commercial properties. The 5,268 square feet lot allows limited development and the optimal use would be for assemblage with one of the adjoining properties.

Accordingly, it is the appraisers' opinion the highest and best use for the subject property is as an assemblage with one of the adjoining properties, Fenwick high School or the condominium building facing Madison Street.

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VALUATION PROCESS AND ANALYSIS

Although all three approaches to value were considered in developing an opinion of value for the subject property, only the results from the sales comparison approach are included in this restricted-use report.

The income approach is not considered due to properties such as this generally being owner-occupied or combined with neighboring properties. The cost approach is not considered in this report due to the subject property being land with no improvements.

All other pertinent data supporting the conclusion is located in a file in the appraiser's office, and this file is available for inspection by the client, such third parties as may be authorized by due process of law and a duly authorized professional peer review committee. This report cannot be understood properly without the additional information in the appraisers' work file.

VALUATION BY THE SALES COMPARISON APPROACH

The values derived from this approach are based on the comparison with the subject property of properties which have sold. This approach to value is considered significant, inasmuch as it reflects the views and reactions of typical buyers in the marketplace. In applying the sales comparison approach to the subject, consideration has been given to the following sales.

SALE ONE: 838 Madison Street
 Oak Park, Illinois

Permanent Index Number: 16-07-326-021
Lot Dimensions: 50 X 140 = 7,000 square feet
Site Orientation: On Main Thoroughfare
Current Use: Vacant Lot
Location: Commercial Street
Zoning: C, Commercial
Sale Price: \$360,000, November 2016
Price per Square Feet: \$51 per square foot

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SALE TWO: 1020 Scoville Avenue
Oak Park, Illinois

Permanent Index Number: 16-18-411-059
Lot Dimensions: 40 X 126 = 5,040 square feet
Site Orientation: Side Street
Current Use: Vacant Lot
Location: Residential Street
1020 Zoning: R-4 Single-Family Residence
Sale Price: \$171,000, February 2016
Price per Square Feet: \$34 per square foot

SALE THREE: Partial site with garage behind
305 Wisconsin Avenue
Oak Park, Illinois

Permanent Index Number: 16-07-315-012
Lot Dimensions: 50 X 45 = 2,250 square feet
Site Orientation: Alley frontage
Current Use: 3-car garage
Location: Residential Street
Zoning: R-7 Multi-Family Residence
Sale Price: \$55,000, August 2010
Price per Square Feet: \$24 per square foot

This property is located at the rear of a lot along a public alley. There is no direct access to a roadway.

SALE FOUR: Vacant Lot Rear of 426 Forest Avenue
Oak Park, Illinois

Permanent Index Number: 16-07-103-004
Lot Dimensions: 50 X 103 = 5,150 square feet
Site Orientation: Interior Site
Current Use: Vacant land with old garage
Location: Residential Street

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Zoning: R-5, Two-Family Residence
Sale Price: \$190,000 February 2006
Price per SF of Land: \$37 per square foot

This property was purchased by the adjacent owner for construction of a garage. There is no direct access to a roadway.

RECAPITULATION

<u>Address</u>	<u>Zoning</u>	<u>Lot Size SF</u>	<u>Sale Price</u>	<u>Date</u>	<u>\$/SF</u>
838 Madison	C	7,000	\$360,000	11/16	51
1020 Scoville	R	5,040	\$171,000	02/16	34
Alley/305 Wisconsin	R	2,250	\$ 55,000	02/10	24
426 Forest	R	5,150	\$190,000	02/06	37
Subject	C	5,268			

OVERALL VALUE CONCLUSION

The comparable sales indicate a range of price per square foot of land from \$24 to \$51 per square foot of land area. Comparable sales were adjusted for Location and Size whereas, generally larger lots sell for lower \$/SF than smaller lots. However, Sale One (at \$51 psf) is located on a major thoroughfare which elicits a higher price per square foot and Sale Three is off a public alley which is more similar to the subject property.

Sales Three and Four were properties which were only attractive to neighboring owners and were in fact sold to owners of adjacent properties. The market for the subject property is similar in that the only prospective buyer would be its adjacent property owners.

Sales One and Two represent sales of full, buildable lots in areas similar to the subject property. These comparable sales are given downward adjustments.

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Consideration must be given to the subject's narrow width which is a deficiency compared to the comparable sales except Sale Four which was land-locked. This property, however, is close to the Frank Lloyd Wright Home and Studio and the property values on Forest Avenue are much higher than those in the subject's immediate area.

The following factor of value is used to determine the value of the subject property:

$$\text{\$33 per square foot of land} \times 5,268 \text{ SF} = \text{\$174,000 (rounded)}$$

In view of the preceding facts and file-maintained data, I am of the opinion that the value of the subject property, based upon the above information, as of February 6, 2019, is **\\$174,000.**

VALUE INDICATED VIA THE SALES COMPARISON APPROACH..... \\$174,000

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CERTIFICATION

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

the statements of fact contained in this report are true and correct;

the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions;

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;

my compensation is not contingent upon the reporting of a predetermined value or direction of the 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;

my analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute which include the Uniform Standards of Professional Appraisal Practice;

I have disclosed within this appraisal report all steps taken that were necessary or appropriate to comply with the Competency Provision of the Uniform Standards of Professional Appraisal Practice cited immediately above;

this appraisal assignment was not made, nor was the appraisal rendered, on the basis of a requested minimum valuation, specific valuation, or an amount which would result in approval of a loan;

the use of the report is subject to the requirements of the Appraisal Institute relative to review by its duly authorized representative;

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I have made a personal inspection of the property that is the subject of this report;

no one provided significant professional assistance to the appraisers signing this report;

the market value of the subject property is:

ONE HUNDRED SEVENTY-FOUR THOUSAND DOLLARS. \$174,000

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A handwritten signature in black ink, appearing to read "Michael Grimes", written in a cursive style.

Michael Grimes
President
State of Illinois Certified General
Real Estate Appraiser
Registration No. 553.000813
Expiration date 9/30/2019

Valuation Date: February 6, 2019, the inspection date

ADDENDA

CONTINGENT AND LIMITING CONDITIONS

It is assumed that the title to this property is good and marketable. No title search has been made, nor have we attempted to determine ownership of the property. The value estimate is given without regard to any questions of title, boundaries or encroachments. It is assumed that all assessments are paid. We assume the property to be free and clear of liens and encumbrances except as noted. No attempt has been made to render an opinion or determine the status of easements that may exist.

The legal description, if included herein, should be verified by legal counsel before being relied upon or used in any conveyance or other documents.

We are not familiar with any engineering studies made to determine the bearing capacity of the land. Improvements in the area appear to be structurally sound. It is therefore assumed that soil and subsoil conditions are stable unless specifically outlined in this report.

Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and no responsibility is assumed for their cartographic accuracy. Any drawings are not intended to be exact in size, scale or detail.

Areas and dimensions of the property may or may not have been physically measured. If furnished by the principal or from plot plans or surveys furnished by the principal, or from public records, we assume them to be reasonably accurate. In the absence of current surveys, land areas may be based upon representations made by the owner's agents or our client. No responsibility is assumed for discrepancies which may become evident from a licensed survey of the property.

Our value estimate involves only the real estate and all normal building equipment if any improvements are involved. No consideration was given to personal property, or special equipment, unless stated.

It is assumed that the property is subject to lawful, competent and informed ownership and management unless noted.

Information in this report concerning market data was obtained from buyers, sellers, brokers, attorneys, trade publications or public records. To the extent possible, this information was examined for accuracy and is believed to be reliable.

Dimensions, areas or data obtained from others is believed correct; however, no guarantee is made in that the appraisers did not personally measure same.

Any information, in whatever form, furnished by others is believed to be reliable; however, no responsibility is assumed for its accuracy.

The physical condition of any improvements described herein was based on visual inspection only. Electrical, heating, cooling, plumbing, sewer and/or septic system, mechanical equipment and water supply were not specifically tested, but were assumed to be in good working order, and adequate, unless otherwise specified. No liability is assumed for the soundness of structural members, since no engineering tests were made of same. The roof(s) of structures described herein are assumed to be in good repair unless otherwise noted. The existence of potentially hazardous material used in the construction or maintenance of the building, such as urea formaldehyde foam insulation and/or asbestos

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insulation, which may or may not be present on the property, has not been considered. In addition, no deposits of toxic wastes unless specifically mentioned herein have been considered. The appraiser is not qualified to detect such substances and suggest the client seek an expert opinion, if desired.

It is specifically noted that the appraiser has not conducted tests to determine the presence of, or absence of, Radon. I am not qualified to detect the presence of Radon gas, which requires special tests and therefore suggest that, if the client is suspicious as to the presence of Radon or any other potentially hazardous substances, he or she should take steps to have proper testing done by qualified firms who have the equipment and expertise to determine the presence of this substance in the property.

In addition, if the client has any concern regarding the structural, mechanical or protective components of the improvements described herein, or the adequacy of quality of sewer, water or other utilities, it is suggested that independent contractors or experts in these disciplines be retained by said client, before relying upon this appraisal.

The separate allocation between land and improvements, if applicable, represents my judgment only under the existing utilization of the property. A reevaluation should be made if the improvements are removed or substantially altered, and the land utilized for another purpose.

All information and comments concerning the location, neighborhood, trends, construction quality and costs, loss in value from whatever cause, condition, rents, or any other data for the property appraised herein, represents the estimates and opinions of the appraiser formed after an examination and study of the property.

Any valuation analysis of the income stream has been predicated upon the financing conditions as specified herein, which we have reason to believe are currently available for this property. Financing terms and conditions other than those indicated may alter the final value conclusions.

Expenses shown in the Income Capitalization Approach, if used, are estimates only, and based on past operating history if available, and are stabilized as generally typical over a reasonable time period.

The appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been made previously thereto. If the appraiser is subpoenaed pursuant to court order, the client will be required to compensate said appraisers for the appraiser's time at his regular hourly rates plus expenses.

All opinions as to values stated are presented as the appraiser's considered opinion based on the information set forth in the report. We assume no responsibility for changes in market conditions or for the inability of the client or any other party to achieve their desired results based upon the appraised value. Further, some of the assumptions made can be subjected to variation depending upon evolving events. We realize some assumptions may never occur and unanticipated events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those in this report.

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Appraisals made subject to satisfactory completion of construction, repairs, alterations, remodeling or rehabilitation, are contingent upon completion of such work in a timely manner using good quality materials and workmanship and in substantial conformity to plans or descriptions or attachments made hereto.

It is assumed that the construction and use of the appraised property if improved complies with all public authorities having jurisdiction, including but not limited to the National Environmental Protection Act and any other applicable federal, state, municipal, and local environmental impact or energy laws or regulations.

It is agreed that the liability of the appraiser/consultant to the client is limited to the amount of the fee paid as liquidated damages. The appraiser/consultant responsibility is limited to the client, and use of this appraisal by third parties shall be solely at the risk of the client and/or third parties.

A signatory of this appraisal report is a member of the Appraisal Institute, the By-laws and regulations of which require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of the appraisal report in its entirety to such third parties as may be selected by the party for whom this was prepared. Selected portions of this appraisal report, however, shall not be given to third parties without prior written consent of the signatories of the appraisal report. Further, neither all nor any part of the appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of the appraisal report. This restriction applies particularly as to the valuation conclusions, the identity of the appraiser, or any reference to the Appraisal Institute, or to the MAI, RM, SRPA or SRA designations.

Disclosure of the contents of this appraisal report is governed by the By-laws and Regulations of the Appraisal Institute.

Regarding the Americans with Disabilities Act (ADA) which became effective January 26, 1992, we have not made a specific compliance survey and analysis of the property which is the subject of this appraisal 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 subject 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. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.

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SUBJECT PHOTOGRAPHS



SUBJECT PROPERTY FACING EAST



SUBJECT PROPERTY FACING WEST

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EAST AVENUE FACING SOUTH



EAST AVENUE FACING NORTH

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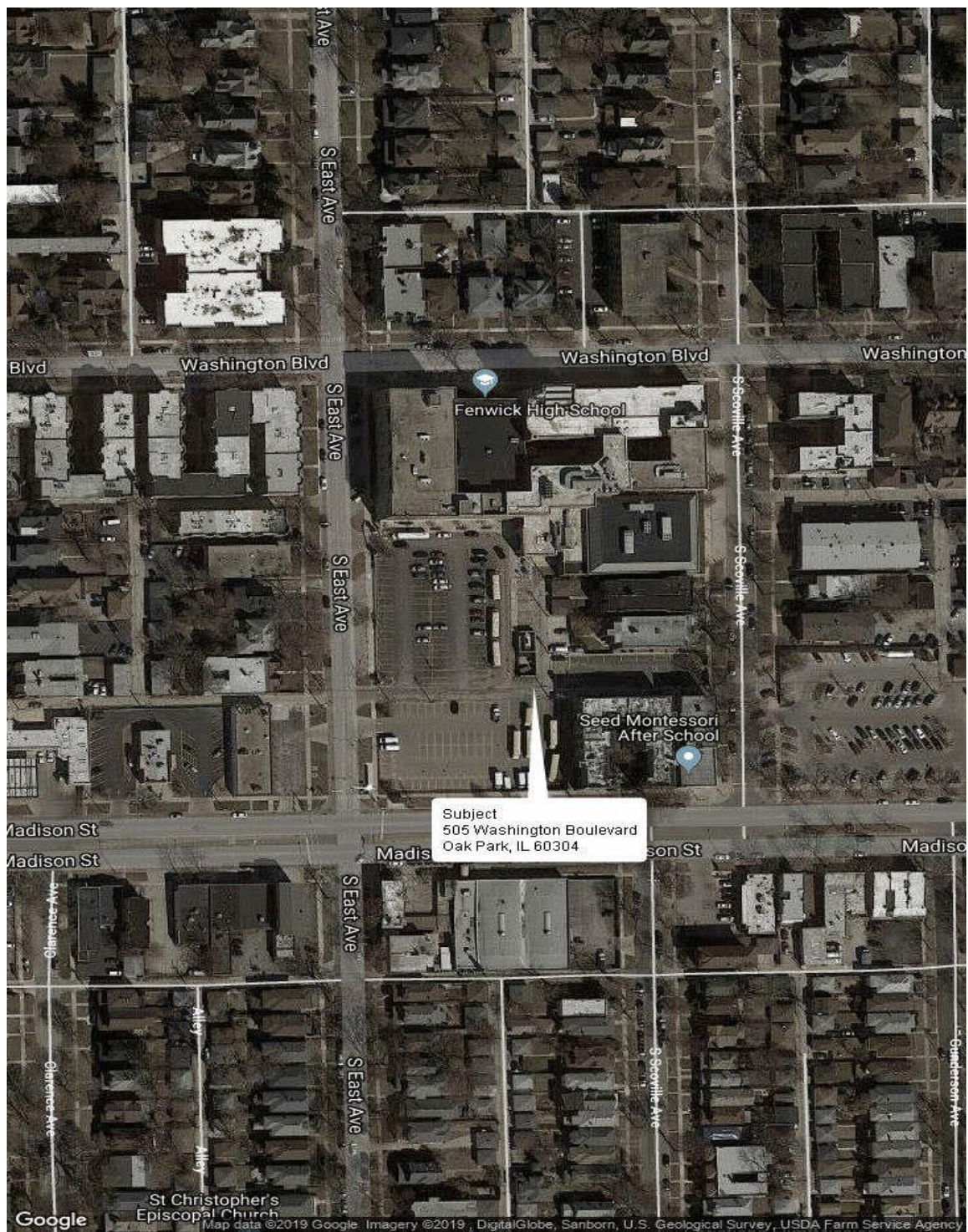


MADISON STREET FACING EAST



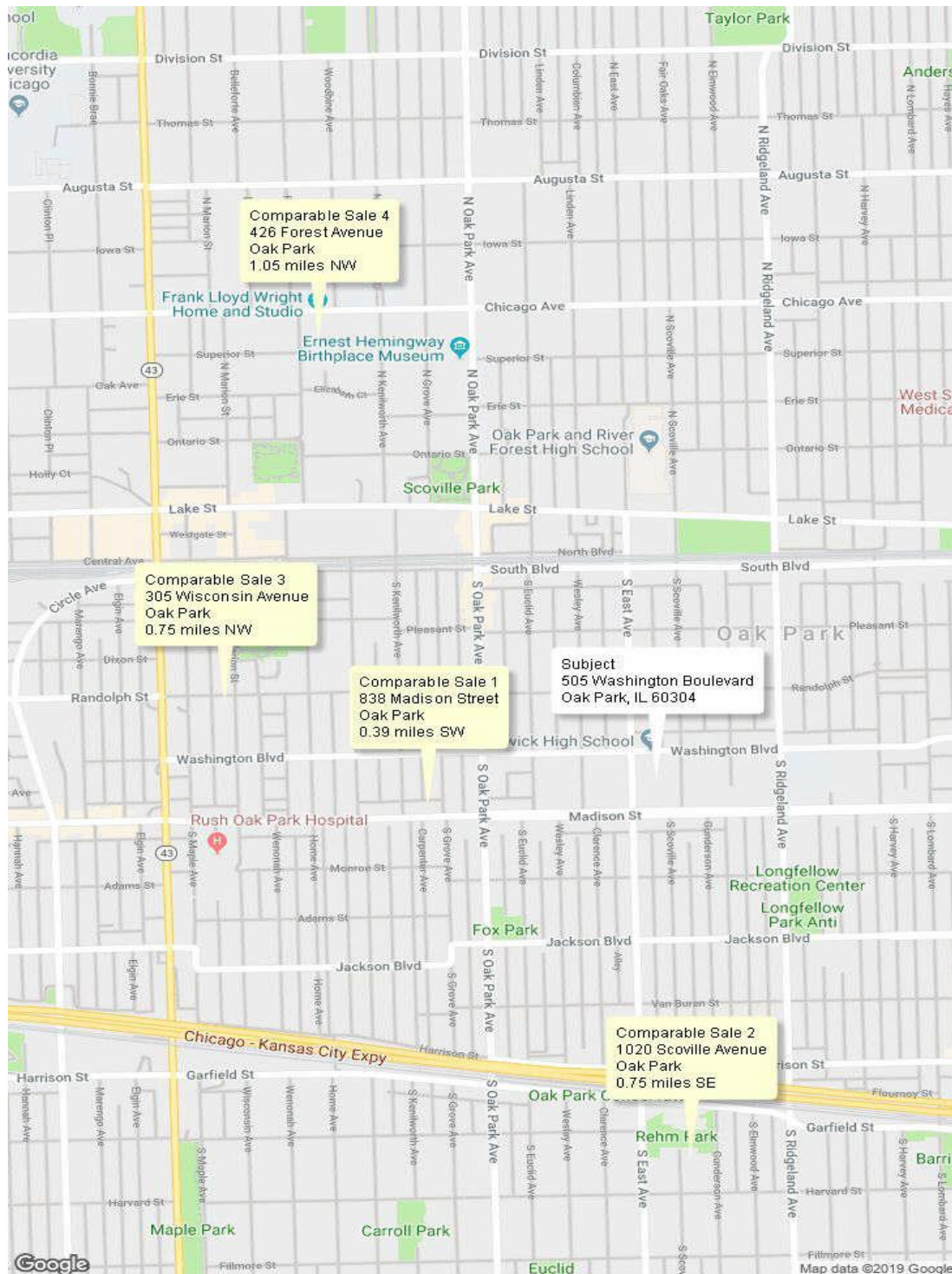
SCOVILLE AVENUE FACING NORTH

AERIAL PHOTOGRAPH





SALES COMPARISON MAP



LICENSE



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QUALIFICATIONS

Michael Grimes

Experience

Presently the owner of Grimes Real Estate Services at 1040 W. North Blvd. Suite 250 in Oak Park, Illinois, 60301.

Previously engaged as an independent fee appraiser for J. G. Hoppe, Real Property Consultants at 467 North Harlem Avenue, Oak Park, Illinois 60301, as a full time appraiser from April, 1986 through July, 1996.

Previously engaged as an independent fee appraiser with Adams Valuation Corporation, Joseph A. Renzi and Associates, and Kunkel and Associates.

Real Estate Managing Brokers license in the State of Illinois.

Education

Real Estate Appraisal Courses:

Appraisal Institute	Real Estate Appraisal Principals
	Basic Valuation Procedures
	Standards of Professional Practice-Parts A & B & C
	Residential Case Study
	Basic Income Capitalization
	Advanced Income Capitalization
	Advanced Applications
	Report Writing and Valuation Analysis

Bachelor of Science in Business Administration from the University of Illinois, Chicago Circle. Major in Management and minor in Statistical Analysis.

Century 21 Real Estate Sales Training Course including Property Analysis and Century 21 Investment Qualification Course.

Completion of the Worldwide ERC Relocation Appraisal Training Program.

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Qualifications - Michael Grimes - continued

Membership

Oak Park Board of Realtors. Past associate member of the Board of Directors. Current Director of Grimes Real Estate Services.

Associate member of the Appraisal Institute.

Appraiser Member of Worldwide ERC, the employee relocation council.

Licensure

State of Illinois, State Certified General Real Estate Appraiser # 553.000813. Expiration date 9/30/2019.