

Appraisal Review Checklist

Job No.: NA
Parcel Number: 0001
Section: 21-00373-01-CH

Date: August 4, 2025
Appraiser: Mark K. Polach
Reviewer: David M. Rogers, SR/WA, R/W-AC
Specialist: None

ACQUISITION TYPE:

Fee PE TE

Other:

Consistent Throughout:

APPRAISAL TYPE:

State Local Roads

\$ TOTAL COMPENSATION:

Review Page 1: \$ 19,100

Appraisal Page 1: \$ 19,100

Appraisal Cert Page: \$ 19,100

VERIFY NO UPDATES POSTED ON SHAREPOINT

Current Legal: N/A Yes No

Current Plat: N/A Yes No

5 Year TE: N/A Yes No

PLAT CALCULATIONS EQUATED VIA:

SQ FT on PLAT: Acres x 43,560

Consistent Throughout

CORRECT PIN:

Page 1 of Appraisal Yes No

Plat: Yes No

Route/Section Matches WO: Yes No

EFFECTIVE/INSPECTION DATES

Review Effective Pg. 1: June 17, 2025

Reviewer Inspection: July 2, 2025

Appraiser Effective Pg 1: June 17, 2025

Subject photos Included: Yes N

Comps referenced in report: Yes N

Sales: Book Attached to report

SIGNATURE DATES:

Appraiser Page 1: August 4, 2025

Reviewer Page 1: August 4, 2025

Reviewer Approved Value Yes No

If not, why?

Office Use:

Letting Date: _____

INHOUSE REVIEW COMPLETION

Date:

Initial:

To OJ: _____

Approved: _____

MEMORANDUM

To: David Howorth
From: David Rogers, SR/WA, R/W-AC
Subject: Approved Appraisal Report
Date: August 4, 2025

Route: Fabyan Parkway
Section: 21-00373-01-CH
County: Kane
Job No.: NA

Parcel No.: 0001
Compensation: \$19,100
Appraiser: Mark K. Polach

Improvements located in the Part Taken: The acquisition area is improved with lawn, asphalt, concrete curbing, landscaping, trees, and an identity sign with brick columns.

Improvements in the Permanent Easement: NA

Improvements in the Temporary Easement: The easement areas are improved with lawn, asphalt, concrete curbing, brick columns, landscape rocks, a bush and trees.

The subject parcel has been Recommended. Attached is the necessary information for processing.



Appraisal Review Certification

Route Fabyan Parkway
 Section 21-00373-01-CH
 County Kane

Project --
 Job No. NA
 Parcel 0001 Unit ---

Original Supplemental Complex Non-Complex Value Finding

Is the remainder property an uneconomic remnant? Yes No

The attached Appraisal Report Restricted Appraisal Report submitted by
Mark K. Polach has been reviewed by the undersigned. In accordance with
 49 CFR 24.104, the attached appraisal meets one of the following categories:

- Not Accepted – Provide reasoning for non-acceptance.
- Accepted – Meets all requirements, but is not selected.
- Recommended – Meets all requirements and is selected as basis for acquisition purposes.

The conclusions of value for the subject property as of June 17, 2025 are as follows:

Fair Market Value of Whole Property	<u>\$NA</u>
Fair Market Value of Property Taken (including improvements) as Part of the Whole	<u>\$12,500</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	<u>\$NA</u>
Fair Market Value of Remainder After Taking as will be Affected by Contemplated Improvement	<u>\$NA</u>
Damage to Remainder	<u>\$0</u>
Compensation for Permanent Easement(s)	<u>\$NA</u>
Compensation for Temporary Easement(s)	<u>\$6,600</u>
Excess Land to be Acquired	<u>\$NA</u>
Total Compensation	<u>\$19,100</u>

David M. Rogers, SR/WA, R/W-AC
 Review Appraiser

August 4, 2025
 Date

Certified General Appraiser
 Type of License

553.001802
 License Number

9/30/2025
 Expiration Date

Approved: _____
 County Engineer

 Date

REVIEW APPRAISER CERTIFICATION

The undersigned hereby certifies:

1. That on July 2, 2025, I completed a visual inspection of the property and comparable sales selected. On Value Finding reports only with no permanent damages, a desk review of the attached appraisal is acceptable and is based upon information contained in the appraisal. I have analyzed the information and documented my conclusion in the attached appraisal review. I am / I am not aware of any additional sales data or additional information that may impact the value of the subject property.
2. That I have no direct or indirect present or contemplated future interest in the property described therein or in any benefit from the acquisition, and I have no personal interest or bias with respect to the parties involved.
3. That the facts and data reported by the review appraiser and used in the review process are based on that information provided by the author of the attached appraisal report and any specialty reports, and that this information is considered true and correct. No one has provided significant professional assistance to the person signing this review report. (If there are exceptions, the name of the individual(s) providing appraisal review assistance must be stated.)
4. That the analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions. I have no bias with respect to the property that is the subject of this review or the parties involved.
5. That my determination has been reached independently based on the appraisal without any collusion or direction, and my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. This review report is based on the data and information provided in the actual appraisal report and any specialty reports used therein.
6. That my analyses, opinions, and conclusions were developed and this review report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, the Uniform Act, and 49 CFR 24.104 and are based on the scope of work described herein.
7. That I have given consideration in this review to the value of the part taken, and damages and/or benefits to the remainder, if any, to the extent allowed under Illinois statutes; and that as near as can be determined non-compensable items of damage under Illinois law have not been included in the appraisal.
8. In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for this appraisal report.
9. I have performed no (or the specified) other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
10. My engagement in this assignment and my compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
11. Statement supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Appraiser Name: David M. Rogers, SR/WA, R/W-AC

License Type: Certified General Real Estate Appraiser

IL License #



Appraiser Signature

553.001802

Expires:

9/30/2025

APPRAISAL REVIEW REPORT: In accordance with 49 CFR 24.104 and USPAP Standards Rule 3, a review appraiser will prepare an appraisal review report to support the approved value selected for the use as the basis for acquisition purposes. This report shall contain the following information, either in a simple format or a more complex format as required for the review assignment: 1) scope of work being reviewed and the scope of work of the review assignment; 2) examination of the presentation and analysis of the appraisal report and the development of an opinion as to completeness, adequacy, appropriateness of appraisal methods and techniques used; 3) identification of client, intended use and intended user(s); 4) identification of any damages or benefits to any remaining property identified in the appraisal; and 5) a signed certification (Page 2 of this Appraisal Review Certification).

Subject of the review assignment: Job No.: NA Parcel No.: 0001

Date of the review: August 4, 2025

Property interest to be acquired: Fee Taking Dedication/Perpetual Easement
 Permanent Easement Temporary Easement
 Other (If Other, explain. If for disposal of excess land and/or other rights, please indicate fee simple, dedication/perpetual easement, and/or release of access rights.)

Date of work under review: August 4, 2025

Effective date of the opinion or conclusion of the work under review: June 17, 2025

Appraiser(s) who completed work being reviewed: Mark K. Polach

Describe the scope of work performed in this appraisal review report as required in 49 CFR 24.104 and USPAP Scope of Work Rule.

The report has been reviewed to determine if the appraiser has complied with the required IDOT standards in accordance with 49 CFR 24.104 and the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). My report is intended to comply with the requirements of Standard 3 and is prepared on this form as developed and required by IDOT.

In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for the appraisal report.

If I have disagreed with any of the appraiser's conclusions, the basis for opinion are explained and supported as part of this review report. The appraiser's report that has been reviewed is attached and considered part of this review report. Unless noted otherwise, I have accepted the factual data reported by the appraiser.

My client is the Kane County Division of Transportation. This appraisal service was requested by Reid Magner, PE of Bravo Company Engineering, as representative of Kane County Division of Transportation.

The purpose of my appraisal review certification report is to evaluate the methods, techniques, and conclusions in the appraisal report and compliance with IDOT policies and procedures.

My report is intended to be used as the basis for an offer of compensation to the property owner for the property rights to be acquired. No other use is intended.

The definition of market value used in this report is the definition required by IDOT as noted on page two of the attached report.

I have completed a field review of the subject property. My view of the property was limited to observation from public areas only; I did not contact the property owner. I have viewed the market data included in the report by the appraiser.

Verification of Market Data: I have verified the facts on market data, reported by the appraiser, from an available public record or source.

The intent of my review report is to judge the report's credibility with respect to the use of proper appraisal methods, reasonable analysis of data, and adequate support for conclusions. My review is not intended as a separate appraisal report of the property. Acceptance of the report indicates that the methods, analysis, and support for conclusions in the report are reasonable and adequately supported. Acceptance of the report does not imply my agreement with the appraiser's conclusions.

Assumptions and Limiting Conditions:

The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

Reliance has been placed on plats and legal descriptions reviewed and approved by IDOT.

I have relied on the descriptions provided by the appraiser as to the subject property and the market data used in the report.

I have assumed that the market data used by the appraiser are typical "arm's length" or market value transactions not influenced by special considerations, motivations, or other factors unless noted in my review.

It is assumed that there are no hidden conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. I have relied on the appraiser's comments with respect to such items.

It is assumed that there are no hazardous waste and/or toxic materials on the property. The presence of any potentially hazardous materials may affect the value of the property. Conclusions are predicated on the assumption that there is no such material on or in the property. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required to discover them.

It is assumed that the descriptions and statements of fact contained in the report are accurate. If not, my conclusions may be different.

Review Comments / Conclusions:

Identification of the Problem: The report identified the valuation problem as: an opinion of compensation due to the property owner for a partial acquisition and the acquisition of two temporary easements.

Presentation and Analysis of Data: Sales data presented was judged to be reasonable comparisons to the property appraised for estimating values. The analysis was appropriate for the scope of work for the assignment.

Methods and Techniques: Explanations were adequate for the scope of the assignment.

Easements: The temporary easements were adequately explained.

Damages: No damages are attributed by the appraiser.

Conclusions: The appraiser's estimated compensation to the property owner for the rights to be acquired is summarized as follows:

Fair Market Value of Property Taken	\$	12,500
Damage to Remainder	\$	0
Compensation for Permanent Easement	\$	NA
Compensation for Temporary Easement		6,600
Total Compensation	\$	<u>19,100</u>

Based on my inspection of the property, my review of the data presented in the report, and my experience with similar properties and subject to the assumptions and limitations previously listed, it is my opinion that the conclusions reached in the report are adequately supported with appropriate data, reasoning and analysis. I recommend acceptance of the report as written.



Appraisal Report

Route Fabyan Parkway
 Section 21-00373-01-CH
 County Kane

Project _____
 Job No. N/A
 Parcel 0001 Unit _____

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

Attached is a complex non-complex appraisal, per IDOT's Land Acquisition Policies and Procedures Manual.

1. Location and Address: North side of Fabyan Parkway, across from Raddant Road; 919 E. Fabyan Parkway, Geneva, IL 60510
2. Identification: 12-11-400-023
3. Present Owner's Name, Address and Telephone No.: Forest Preserve District of Kane County; 1996 S. Kirk Road, Suite 320, Geneva, IL 60134
4. Tenant's or Lessee's Name, Address and Telephone No.: N/A
5. Person Interviewed: Letter Sent - No Response Received
6. Interviewed by: N/A

7. Farmland Preservation Act (pertains to fee takings and permanent easements):
 CL N/A OC N/A HL N/A PL N/A FL N/A FS N/A RL N/A OL N/A

8. Present Use: Golf Course Highest and Best Use Before Taking: Recreational
 Zoning RR, Rural Residential - City of Geneva Highest and Best Use After Taking: Unchanged

	Acres	Sq. Ft.
9 Area of Whole Property	<u>47.602</u>	<u>2,073,543</u>
Total Area to be Acquired in Fee Simple Title:	<u>0.080</u>	<u>3,485</u>
Area to be Acquired by New Dedication	<u>N/A</u>	<u>N/A</u>
Area Acquired by Previous Dedication	<u>N/A</u>	<u>N/A</u>
Area to be Acquired for Additional ROW	<u>0.080</u>	<u>3,485</u>
Area to be Acquired by Permanent Easement	<u>N/A</u>	<u>N/A</u>
Area to be Acquired by Temporary Easement	<u>0.240</u>	<u>10,454</u>
aa Area of Remainder	<u>47.522</u>	<u>2,070,058</u>

10 Final Conclusion of Value	Effective Date of Appraisal:
Fair Market Value of Whole Property	<u>June 17, 2025</u>
	<u>N/A</u>
For Partial Taking include the following:	
Fair Market Value of property taken (including improvements) as part of the whole	<u>\$12,500</u>
Fair Market Value of remainder as part of the whole before taking	<u>N/A</u>
Fair Market Value of remainder after taking as will be affected by contemplated improvements	<u>N/A</u>
Damage to Remainder	<u>\$0</u>
Compensation for Permanent Easement(s)	<u>N/A</u>
Compensation for Temporary Easement(s)	<u>\$6,600</u>
Total Compensation	<u>\$19,100</u>

Date of the Report: August 4, 2025
 Appraiser Name: Mark K. Polach
 License Type: Certified General Real Estate Appraiser


 Appraiser Signature
 IL License # 553.001545 Expires: 9/30/2025

Definition of Fair Market Value: The fair cash market value of a property in an eminent domain proceeding is that price which a willing buyer would pay in cash, and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell. In the condemnation of a property for a public improvement, any appreciation or depreciation in value caused by the contemplated improvement shall be excluded from the consideration of the fair cash market value of the whole property and the value of the part taken. (Illinois Pattern Jury instructions)

In the event of a partial acquisition where there is remainder property, any appreciation or depreciation caused by the contemplated improvement shall be considered when determining the fair cash market value of the remainder. Any increase or decrease in value caused by the actual acquisition of a part of the property must be considered in estimating the value of the remainder after taking.

Property History: Has subject sold in the last five (5) years or is it currently listed for sale? Yes No
If yes, an analysis of the recent sale(s) and/or current listing is summarized as follows:

Property Interest to be Appraised: Fee Simple Estate Leased Fee Estate

Property Interest to be Acquired (check all that apply):

- Fee Acquisition Permanent Easement Dedication/Perpetual Easement
- Temporary Easements Other: _____
- None of the Above: This appraisal is for the disposal of excess land and/or the release of other rights.
If applicable, the disposition/release of rights is described as follows: N/A

USPAP Reporting Option (as defined by USPAP SR 2-2): Appraisal Report Restricted Appraisal Report

Type of Appraisal (per IDOT’s Land Acquisition Policies and Procedures Manual):

- Non-Complex:* Appraisal report “meets minimum requirements consistent with commonly accepted Federal and Federally-assisted program appraisal practices for those acquisitions, which, by virtue of their low value or simplicity,” do not require in-depth analysis presentation.
- Complex:* Appraisal report that meets all minimum requirements and also reflects “established and commonly accepted Federal and Federally-assisted program appraisal practices” with appropriate in-depth analysis and presentation.

Client: Kane County Department of Transportation

Intended User: The intended users of this report include the Client and any of its Federal-funding partners. Parties who receive a copy of this report as a consequence of the Client’s disclosure policies are not intended users of the report.

Intended Use: The intended use of this appraisal report is for acquisition disposition of right of way by the Client. This report is not intended for any other use.

Authorization: The following person contacted the appraiser to provide this appraisal service: Reid Wagner of Bravo Co Engineering

Purpose of Valuation:

- The purpose of this valuation is to arrive at an opinion of the fair market value of the acquisition of the whole property and/or a portion thereof. When applicable, the fair market value of the whole will be established, as will the fair market value of the remainder after the taking. Fair Market Value may also be affected by contemplated improvements with consideration for damages or benefits, if any, to the remainder, and/or the fair market value of possible permanent easements and/or temporary easements as required by design, and the total just compensation due to property owner by reason of the taking.
- The purpose of this valuation is to arrive at an opinion of the fair market value of the subject land parcel and/or other rights to be disposed by the Client.

Assignment Conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work. Assignment conditions applicable to this appraisal assignment are summarized below.

The Client requires this appraisal assignment to comply with the following standards, laws, regulations, and policies:

- the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24,
- the Uniform Standards of Professional Appraisal Practice (USPAP), and
- the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.

Furthermore, the Client requires this appraisal to be prepared in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way. No portion of the value assigned to such property shall consist of items which are non-compensable under the established laws of Illinois.

In accordance with 49 CFR Part 24 and IDOT's Land Acquisition Policies and Procedures Manual, in opining on the value of the property before the taking, the appraiser shall disregard any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner. This situation is considered to be a hypothetical condition for the purposes of this appraisal. The use of this hypothetical condition may affect the assignment results.

Any decrease or increase in value caused by the actual acquisition of a part of the property must be considered in opining on the value of the remainder after taking. Such changes in value are parcel-specific.

USPAP Standards Rule 1-2(c)(iv) requires that when exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion. However, the definition of fair market value in this report does not include exposure time as a component. Therefore, the appraiser is not required to develop and report an opinion of exposure time linked to the value opinion. This situation is considered to be an assignment condition for the purposes of this appraisal.

Scope of Work: Summarize the steps/process employed to develop the appraisal report, as required in 49 CFR Part 24, and the Uniform Standards of Professional Appraisal Practice (USPAP).

The amount and type of information researched and the analysis applied in an assignment includes, but is not limited to 1) the extent to which the property is inspected or identified; 2) extent of inspection and description of the neighborhood and proposed project area; 3) the extent of research into physical or economic factors that could affect the property; 4) the extent of data researched; and 5) the type and extent of analysis applied to arrive at opinions or conclusions.

The scope of work also needs to explain the various approaches utilized and the reasons for why any particular approach was not used.

This appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated on page 2 of this report. The appraiser is not responsible for unauthorized use of this report.

The scope of our appraisal included an inspection of the subject property and inspection of the surrounding area, research with respect to the subject property and surrounding area, review of right of way plans, construction plans and title report as provided by the client, research of market data using sources including public records, MLS data, CoStar data, other appraisers, sales agents, buyers, sellers, attorneys and field inspections. All sales referenced were inspected (exterior only unless noted) by either the appraiser or someone under his direction. Based on readily available information, an analysis of the subject property, the highest and best use and the market data was performed to arrive at the opinions reported.

The sales comparison approach was applied using available market data. Sufficient market data was found for utilization in this approach. The cost approach was not applied to the subject property. The age of the improvements, and the resultant difficulty in estimating depreciation, would make this approach less reliable. Also, this approach is not typically used by buyers of this type of property in this market. The income approach was not applied to the subject property due to the fact that actual income and expense information was not available for review making estimation of these items somewhat speculative and, therefore, less reliable. Only the sales comparison approach to value was utilized.

General Assumptions and Limiting Conditions: Summarize any general assumptions and limiting conditions utilized in this report.

See attached.

We have not been provided with an environmental site assessment for the subject property and, therefore, have appraised the property as free and clear of any and all potential environmental problems. Should this not be the case, we reserve the right to revise our opinions.

As a condition of the report; knowledge of the proposed improvement has not been considered and any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in analyzing the value of the remainder after the taking.

The subject property is part of a larger, contiguous total holding owned by the Forest Preserve District of Kane County. We have considered the whole property as it is indicated on the provided Plat of Highways.

Due to the size and nature of the acquisition, we are not providing an opinion of the whole property. This does not affect our opinion with regard to the total compensation indicated within this report. We are only providing a contributory value of the portions of the property being acquired or imposed with an easement.

The use of extraordinary assumptions and hypothetical conditions might have an effect on the assignment results.

Property Owner Contact/Interview: Summarize the appraiser's contact/interview with property owner. The property owner (or the owner's designated representative) must be provided the opportunity to accompany the appraiser during the appraiser's inspection of subject property (49 CFR Part 24.102).

Name of the property owner (or designated representative) who was offered an opportunity to accompany the appraiser: Forest Preserve District of Kane County

The method used to contact the property owner included (check all that apply):

- Personal contact
- Telephone
- Letter
- Other (explain): _____

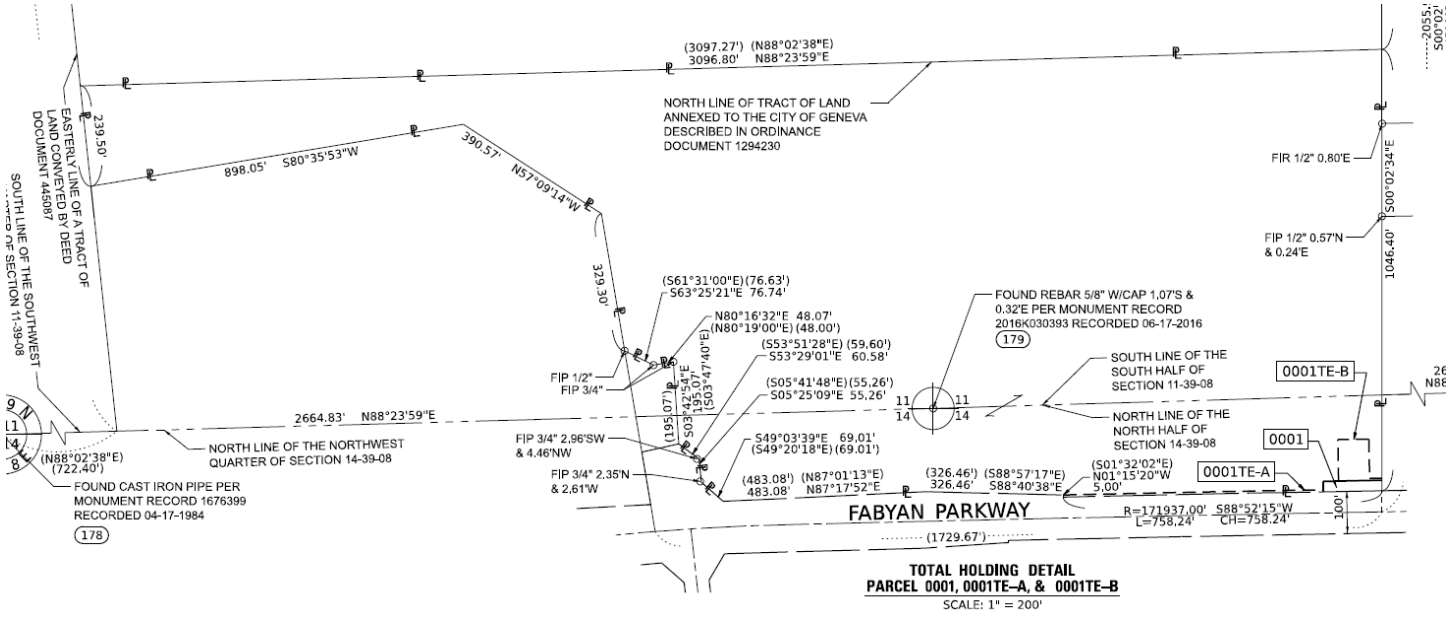
The invitation to the property owner:

- was accepted
- was declined
- did not receive a response
- Other (explain): _____

The appraiser personally inspected the subject property on the following date(s): June 17, 2025

Additional information relating to the appraiser's contact with the property owner, including any concerns expressed by the owner, is explained as follows: A response to our letter was not received. The owner's concerns, if any, are unknown.

Subject Property Parcel Plat or Building Plan



Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph: June 17, 2025

Photograph By: Mark K. Polach

Camera Facing: Northwest

Description: Subject Property



Date of Photograph: June 17, 2025

Photograph By: Mark K. Polach

Camera Facing: West

Description: Acquisition area

Subject Property

Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Please use the format below for identifying the photographs.



Date of Photograph: June 17, 2025

Photograph By: Mark K. Polach

Camera Facing: West

Description: TE-A



Date of Photograph: June 17, 2025

Photograph By: Mark K. Polach

Camera Facing: Northwest

Description: TE-B

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

Location and Environment

The subject property is located within the western suburban area of Chicago within Kane County. Chicago is the most populated city in the Midwest and is the main hub of the 14-county Chicago area. This includes the counties of Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will counties in Illinois; Jasper, Lake, Newton and Porter counties in Indiana; and Kenosha County in Wisconsin.

The greater Chicagoland area is economically diversified, and has maintained a healthy balance between its service industries, manufacturing, and wholesale/retail trade sectors. Its principal economic assets include a labor force of more than 4.8 million; a central location that attracts a wide range of corporate offices; an affordable housing stock priced below that of major east and west coast cities; and an extensive transportation network of interstate highways and railroads. Chicago is also a leading cultural center populated with some of the world's finest universities, museums, theaters and music institutions. The unique geographic and economic conditions have made the Chicagoland area a leading center for transport and trade.

The subject property is located in the City of Geneva. Geneva contains a total area of approximately 9.994 square miles. Geneva is located approximately 36 miles west of downtown Chicago located south of IL 64, east of La Fox Road, west of Kautz Road, and north of Fabyan Parkway.

According to the US Census Bureau's 2023 estimates, Geneva has a population of 21,129 and 8,199 housing units. The median income for a household in the city is reported to be \$136,621, and the median housing value is reported to be \$405,000.

Geneva is accessible via major roadways such as State Routes 25, 31, and 38 with easy access to Interstate 88. The City can also be accessed by public transportation such as Metra and Pace Bus. Metra's Union Pacific West line, which travels between Elburn and downtown Chicago, has a station located in Geneva. The Village is also serviced by Pace Bus Route Numbers 529, 801, and 802.

O'Hare International Airport is located approximately 30 miles east of the city of Geneva and the Chicago Midway International Airport is located approximately 45 miles southeast of the City. DuPage County Airport is also located approximately 5 miles west.

Development within the area consists of a variety of residential, commercial, and industrial uses. Residential areas are predominantly located on interior streets west of the property, while commercial and industrial uses are primarily located along the main thoroughfares.

Whole Property:

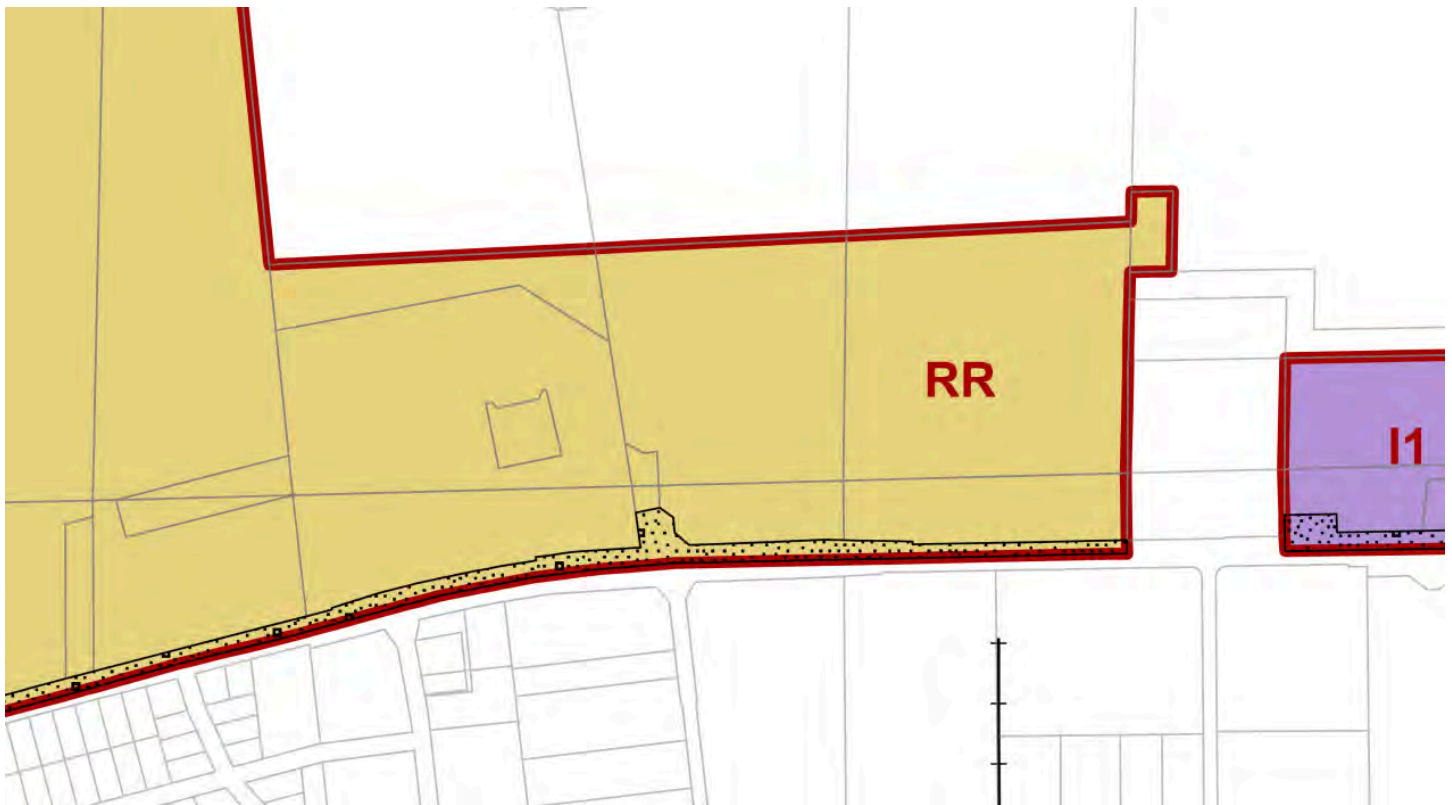
The whole property is located on the north side of Fabyan Parkway, across from Raddant Road. Uses within this area are generally commercial and industrial, with residential uses located on the interior streets to the southwest.

The property is identified by Kane County tax parcel number 12-11-400-023. According to the provided Plat of Highways, the property contains 47.602 acres of land.

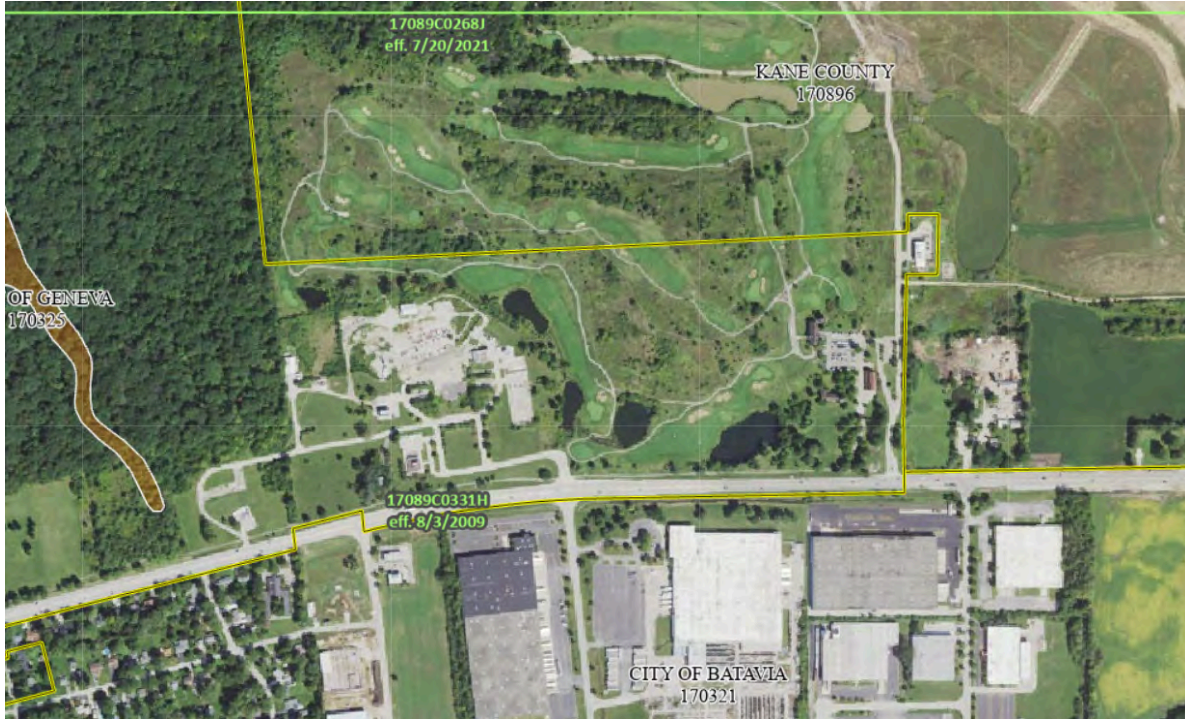
PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA		PARCEL INDEX NUMBER
					ACRES	SQUARE FEET	
0001	47.602	0.080		47.522			12-11-400-023
0001TE-A					0.071		
0001TE-B					0.169		

The property is irregular in shape and is located at the grade of the adjoining properties and roadways.

The property is zoned RR, Rural Residential within the City of Geneva.



According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the subject property does not appear to contain any mapped flood hazard area.



According to the US Fish & Wildlife Website, Illinois Panel of the National Wetland Inventory Maps, the subject property contains multiple mapped wetland areas that are indicated to be freshwater ponds.



We have been provided with an A.L.T.A. Commitment Form for the subject property which has been retained in our workfile. Typical utility easements are listed within the report and these would not have a detrimental effect on the value on the property.

We have not been provided with an environmental site assessment for the subject property and, therefore, have appraised the property as free and clear of any and all potential environmental problems. Should we become aware of environmental problems, we reserve the right to revise our opinions.

The property is presently improved with a golf course with typical outbuildings. The property has access to public utilities including sewer and water.

Due to the size and nature of the acquisition, we are not providing an opinion of the whole property. This does not affect our opinion with regard to the total compensation indicated within this report. We are only providing a contributory value of the portion of the property being acquired.

Additional site improvements include asphalt-paved driveway and parking areas, an identity sign, and landscaping which consists of lawn, trees and bushes.

Highest and Best Use Analysis: Summarize the **support and rationale** for the appraiser's determination of the highest and best use of the subject property. If the property is improved, address both the highest and best use **as vacant**, and of the property **as improved**. Appraiser may provide a Land Only Grid to support highest and best use analysis. A detailed appraisal requires more in-depth analysis. A change in highest and best use requires more in-depth analysis of the subject property before the acquisition and the remainder.

Highest and Best Use is defined as:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value.

Unless there has been a significant shift in surrounding land use, and/or zoning patterns, or in the demographic characteristics of a particular location, the current use of this subject land will normally represent the highest and best use of the land. If a change in the characteristics of the area is significant, it will be ascertained that the present improvements do not constitute the highest and best use of the land. Further, if perhaps a current use of a site will only be its interim use, the degree of contributory benefits of the improvements will then equate to the remaining economic life of the improvements.

Legally Permissible

As previously discussed within the zoning section of the report, the subject property is zoned RR, Rural Residential within the City of Geneva. The permitted uses identified within the zoning designation include single-family dwellings, parks and recreational uses, and golf courses. Based on current zoning of the subject property we have concluded that as vacant, the legally permissible use of the subject property would be as developed and used as permitted by the zoning ordinance.

Physically Possible

The physical aspects of the site including, but not limited to, size, shape, topography, availability of utilities, etc. must be considered in this section of the analysis. The whole site consists of a generally rectangular shaped parcel of land which is of sufficient size to be developed. The site has varying topography and is at the grade of the streets and surrounding properties. The subject does not contain mapped flood hazard areas according to FEMA maps but does appear to contain multiple mapped wetland areas. Based upon the site's physical characteristics, which are void of any substantial adverse conditions other than those previously noted, development of the site with structures and ancillary improvements which meets the zoning requirements is possible.

Financially Feasible

The subject property is located in the City of Batavia. Financial feasibility depends on the relationship of supply and demand for the legally permitted land uses. Considering the development within the area there is demand for property similar to the subject. Residential or recreational development would be financially feasible as evidenced by development within the area. This type of use would be compatible with the existing uses and is financially supported.

Maximally Productive

The final test of highest and best use is that the use be maximally productive, yielding the highest return to the land. The market is increasing and there is demand for property similar to the subject. It is our opinion that development with a use consistent with the zoning is the maximally productive use of the property.

As Vacant

Based on surrounding land uses, the current zoning, and trends in the area, our opinion of highest and best use for the subject property as vacant is for residential or recreational use as allowed under the current zoning.

Highest and Best use as Improved

The subject property is improved with a golf course. Demolition of the existing improvements and redevelopment of the subject site would not result in a higher return to the land than is currently being achieved. The existing improvements are therefore concluded to be the highest and best use as improved.

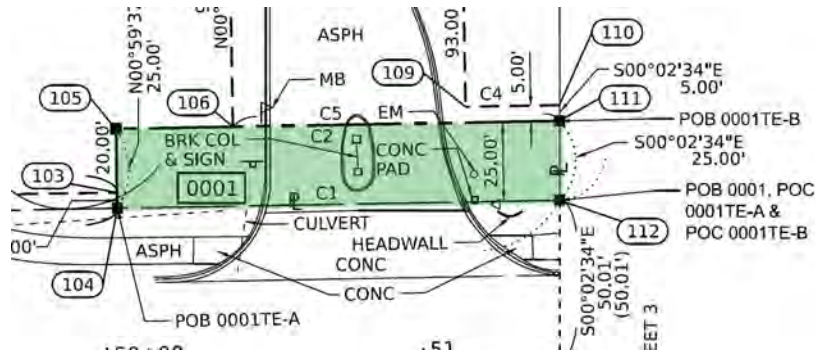
Valuation Analysis of Whole Property:

Due to the size and nature of the acquisition, we are not providing an opinion of the whole property.

Describe the taking in detail including such items as: 1) a description of the land to be taken in relation to its location on the property; 2) its use; 3) its type and classification; 4) its topography; and 5) any other special features, improvements or unusual characteristics.

Contributory Value of Acquisition Area

The Kane County Department of Transportation is acquiring a parcel of land along a portion of the property’s Fabyan Parkway frontage. The acquisition is rectangular in shape and contains 0.080 acres according to the provided plat.



The acquisition area is improved with lawn, asphalt, concrete curbing, landscaping, trees, and an identity sign with brick columns. The identity sign is to be relocated.

In our analysis, we have considered the following sales within the Project Databook as well the contributory value of any improvements.

Comp #	Address	Sale Date	Parcel Size		Sale Price	Price per SF
			Acres	SF		
9	NWC Rt 25 and Middle St, South Elgin	May 2022	36.580	1,593,425	\$3,510,000	\$2.20
Subject	919 E. Fabyan Parkway, Geneva	-	47.602	2,073,543	-	-
10	Randall Road, Batavia	April 2022	48.580	2,116,145	\$2,300,000	\$1.09
8	Golf Road, Hoffman Estates	July 2023	35.720	1,555,963	\$1,550,000	\$1.00

Our comparative analysis involved direct comparisons of the market data to the subject property, considering the adjustments we believe are warranted for factors including, but not limited to, market conditions at the time of each sale, land size, zoning, location, shape, topography, floodplain, wetlands and improvements, if any, of the comparable properties.

Market conditions have been improving and therefore all of the sales have been adjusted upward for market conditions from the date of each sale to the date of value for the subject property. The sales were all adjusted for their location as compared to the location of the subject property. The sales that are smaller in size as compared to the subject property were adjusted downward as smaller sales tend to sell for higher unit prices, all other factors being considered equal. Conversely, the sale that is larger than the subject size was adjusted upward for this factor.

Based upon the foregoing information and the analysis of the sales, we have arrived at an opinion of the contributory market value for the acquisition parcel of \$12,500, including the contributory value of the improvements.

**Narrative Analysis of Remainder
And After Value Opinion**

Explain the effect of the taking on the remainder including such items as division of property, landlocking, change in highest and best use, proximity damage, access after taking, economic size, overimprovements, effect of construction features such as cuts and fills, change in drainage or effect on existing drainage, effect of taking on lease agreements, special benefits, and other items that will explain the appraiser's opinion of the after value.

Support the value of the remainder rather than estimating damages. The appraiser should use the applicable sales comparison approach to value the remainder. See Section 3.5.2 before using the cost or income approaches. When cost to cure is considered in valuing the remainder, the appraiser should discuss the source of the cost to cure in the appraisal report.

Remainder

Following the acquisition of the subject parcel, the remainder property will contain 47.522 acres.

There is an identity sign located on the property that is within the acquisition area. There appears to be adequate space on the remainder property for the sign to be relocated after the acquisition.

We have been instructed by our client that the relocation of the identity sign will be completed by Kane County as part of the project and therefore we have not included compensation in our analysis for relocation of the sign. Should this not be the case, we reserve the right to revise our opinions.

The highest and best use and access will remain the same as before the acquisition.

Damages

There are no indicated damages as a result of the acquisition.

Fair Market Value of Remainder as Part of the Whole Before Taking	\$	N/A
Fair Market Value of Remainder After the Taking as will be Affected by Contemplated Improvements	\$	N/A
Damage to Remainder	\$	0

Valuation of Easements

1.	Description	Easement No.: 0001TE-A	Easement No.: 0001TE-B	Easement No.:
	Type of Easement	Temporary	Temporary	
	Purpose of Easement	Construction	Construction	
	Term of Easement, if Temporary	5 years or until work is completed, whichever occurs first	5 years or until work is completed, whichever occurs first	
	Station to Station	See attached	See attached	
	Land Classification	Residential	Residential	
	Present Use	Lawn	Lawn	
	Highest and Best Use	Recreational	Recreational	
	Area of Easement Sq. Ft. or Acres	0.071 <input checked="" type="checkbox"/> Acre <input type="checkbox"/> Sq. Ft.	0.169 <input checked="" type="checkbox"/> Acre <input type="checkbox"/> Sq. Ft.	<input checked="" type="checkbox"/> Acre <input type="checkbox"/> Sq. Ft.
	Building Improvements in Easement to be Acquired	None	None	
	Land Improvements in Easement to be Acquired	Trees	Bush	
	Land Improvements in Easement not to be Acquired	Lawn, asphalt, landscape rocks	Lawn, asphalt, concrete curbing, brick columns	

2.	*a.	Market Value of the Whole Remainder Property Before the Imposition of the Easement(s)	.....	\$	<u> N/A </u>
	b.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property Before the Imposition of the Easement(s)	.....	\$	<u> 16,700 </u>
	c.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property After the Imposition of the Easement(s)	.....	\$	<u> 10,100 </u>
	d.	Diminution or Change of Market Value of Easement Area(s) (b-c)	.....	\$	<u> 6,600 </u>
	e.	Market Value of the Remainder Property Outside the Easement Area(s) Before the Imposition of the Easement(s) (a-b)	.....	\$	<u> N/A </u>
	f.	Market Value of the Remainder Property Outside the Easement Area(s) After the Imposition of the Easement(s)	.....	\$	<u> N/A </u>
	g.	Diminution or Change of Market Value of the Remainder Property Outside the Easement Area(s) due to the Imposition of the Easement(s) (e-f)	.....	\$	<u> 0 </u>
	h.	Total Compensation for Easement(s)	.....	\$	<u> 6,600 </u>

*See form instructions for Part 2 for directions on how to consider damages both inside and outside easement area(s). Permanent easements must be considered first and temporary easements last.

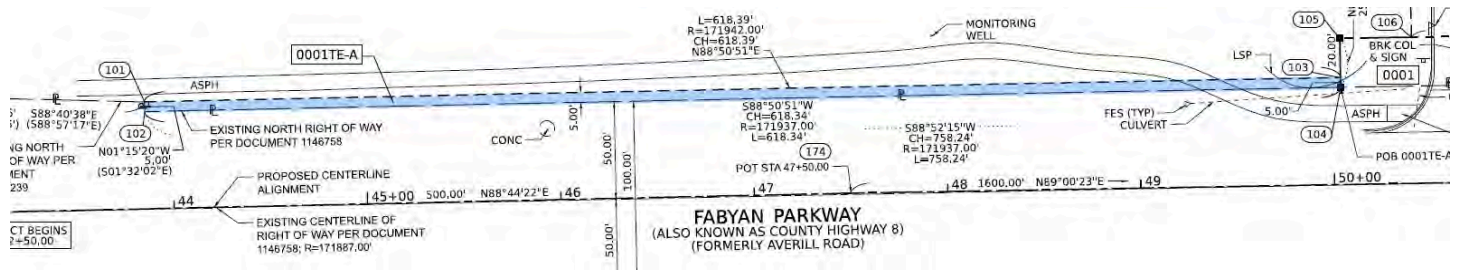
3. Explanation (see form instructions for requirements).

Contributory Value of Easement Areas Prior to Imposition of the Easements

Two temporary easements are being acquired for construction purposes for a five year period or until the work is completed, whichever comes first, along portions of the remainder property's Fabyan Parkway frontage.

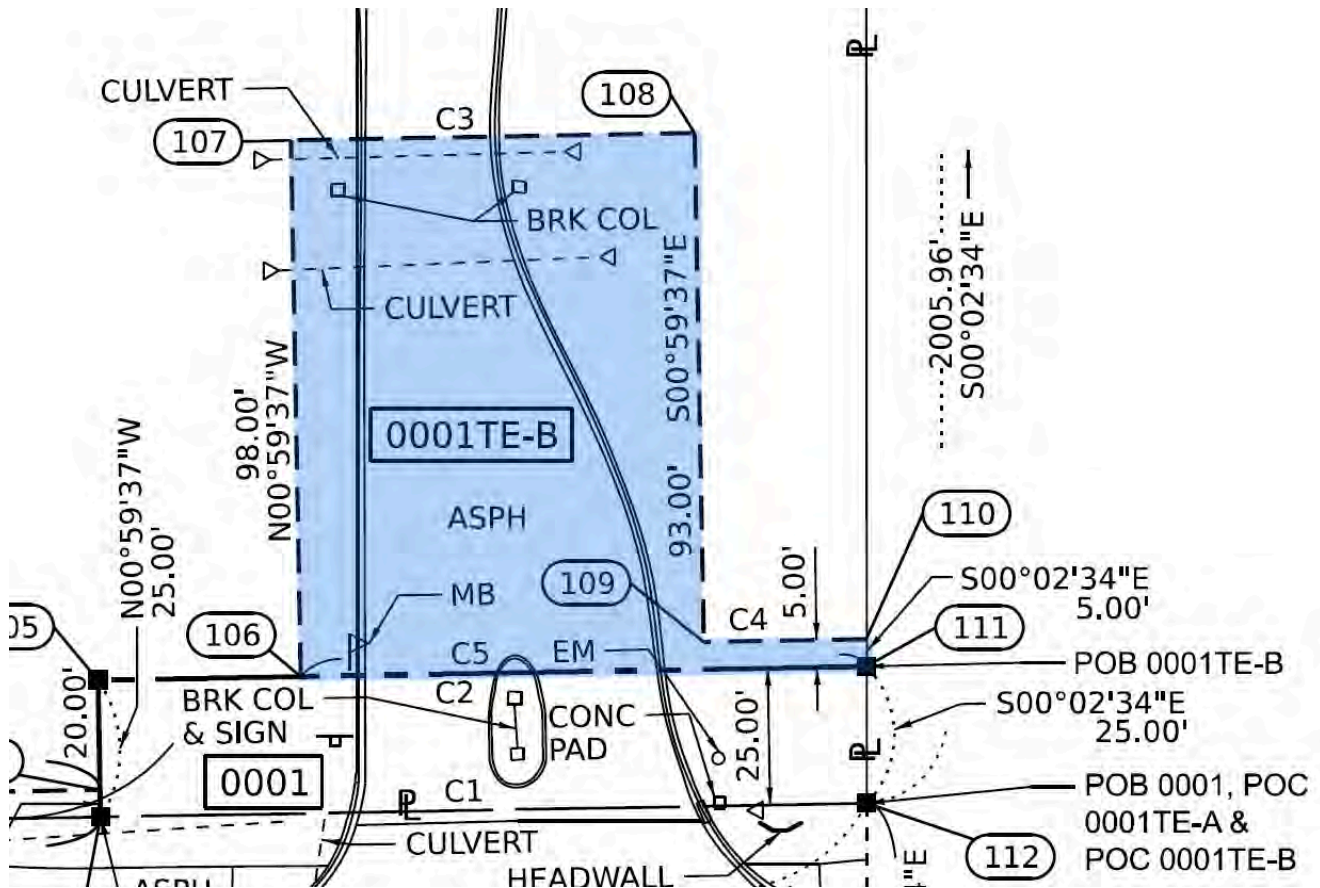
Parcel 0001TE-A is generally rectangular in shape and contains 0.071 acres. The easement area is improved with lawn, asphalt, landscape rocks, and trees. Lawn is to be reseeded by the contractor. Improvements other than landscaping are to remain or be replaced by the contractor. Only the contributory value of the landscaping has been considered within the easement area.

The following Plat has been provided for the subject property that indicates the easement area.



Parcel 0001TE-B is irregular in shape and contains 0.169 acres. The easement area is improved with lawn, asphalt, concrete curbing, brick columns, and a bush. Lawn is to be reseeded by the contractor. Improvements other than landscaping are to remain or be replaced by the contractor. Only the contributory value of the landscaping has been considered within the easement area.

The following Plat has been provided for the subject property that indicates the easement area.



Based upon the previously captioned sales, we have arrived at an opinion of the contributory value of the easement area prior to the impressment of the easement of \$16,700.

Contributory Value of Easement Areas Following the Imposition of the Easements

We have arrived at an opinion of the contributory value of the easement areas following the impressment of the easements of \$10,100.

Easements

The indicated diminution as a result of the impressment of the easement is \$6,600.

Contributory Value of the Areas Outside Easement Areas

We have considered the property as well as the area outside the easement areas both before and after the impressment of the easements.

It is presumed that access to the property will not be affected other than the occasional inconveniences during certain stages of construction.

There is no change in highest and best use to the property outside the easement areas after the imposition of the temporary easements.

Damages

There are no indicated damages as a result of the impressment of the easements.

APPRAISER CERTIFICATION

In accordance with USPAP, I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- Travis J. Fisher has provided significant real property appraisal assistance to the person signing this certification.

As required by the Client, I further certify that:

- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24, as well as the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right of way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Illinois.
- I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in opining on the value of the property before the taking. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in opining on the value of the remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT's Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings of this appraisal to anyone other than the Client, and that I will not do so until authorized by the Client or until I am required to do so by law, or until I am released from this obligation by having publicly testified to these findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.
- My opinion of the fair market value of the part taken and net damage to the remainder, if any, as of the effective date of this appraisal is \$ 19,100 based upon my independent appraisal and the exercise of my professional judgment.

Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.



Appraiser Name: Mark K. Polach
License Type: Certified General Real Estate Appraiser

Appraiser Signature
IL License # 553.001545 Expires: 09/30/2025

As of the date of this report, I, Mark Polach have completed the continuing education program for Candidates of the Appraisal Institute.

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

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

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 opinion 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 in any report, should be verified by legal counsel before being relied upon or used in any conveyance or other document.

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

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. 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 data is furnished by the principal or from plot plans or surveys furnished by the principal, or from public records, we assume it 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 opinion 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 are believed correct; however, no guarantee is made in that the appraiser 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 insulation, which may or may not be present on the property, has not been considered. In addition, no deposit of toxic wastes, unless specifically mentioned herein, have been considered. The appraiser is not qualified to detect such substances and suggests the client seek an expert opinion, if desired. Further, this report does not consider the potential ramifications due to the presence of Underground Storage Tanks (UST) or the possible environmental impact due to leakage and/or soil contamination, if present.

It is specifically noted that the appraiser(s) have not conducted tests to determine the presence of, or absence of, Radon. We are not qualified to detect the presence of Radon gas, which requires special tests and, therefore, must suggest that if the buyer is suspect 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 or 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 our judgment only under the existing utilization of the property. A re-evaluation 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 opinions of the appraiser formed after an examination and study of the property.

Any valuation analysis of the income stream had been predicated upon financing conditions as specified in the report, 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.

Stabilized expenses shown in the income capitalization approach, if used, are projections, and are 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(s) is subpoenaed pursuant to court order, the client will be required to compensate said appraiser(s) for his 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 subject 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 our report.

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.

Unless otherwise noted, 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.

This report should not be used or relied upon by any other party except the client to whom the report is addressed. Any party who uses or relies upon any information in the report without the preparer's written consent, does so at his own risk. 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 or affiliate of the Appraisal Institute. The Bylaws and Regulations of the Institute 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 this 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 this appraisal report. Further, neither all nor any part of this 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 this appraisal report. This restriction applies particularly to the valuation conclusions, the identity of the appraisers, or any reference to the Appraisal Institute, or to the MAI, SRA, or SRPA designations.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

Route: Fabyan Parkway
Section: 21-00373-01-CH
County: Kane
Job No.: N/A
Parcel No.: 0001
Station: 50+03.99 to 51+44.30
Index No.: 12-11-400-023

That part of the North half of Section 14, Township 39 North, Range 8, East of the Third Principal Meridian, in Kane County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.9999378737, described as follows:

Beginning at the intersection of the East line of the former County Farm and the North right of way line of Fabyan Parkway also known as County Highway 8 per Dedication of Right of Way recorded August 12, 1969, in Book 2541, Page 235 as Document Number 1146758; thence Westerly 139.90 feet along said North right of way line, being a curve to the left having a radius of 171,937.00 feet and chord bearing South 88 degrees 58 minutes 26 seconds West, 139.90 feet; thence North 00 degrees 59 minutes 37 seconds West, 25.00 feet to a line 25.00 feet North of and parallel with said North right of way line also being a point of curvature; thence Easterly 140.31 feet along said parallel line being a curve to the right having a radius of 171,962.00 feet and chord bearing North 88 degrees 58 minutes 26 seconds East, 140.31 feet to said East line; thence South 00 degrees 02 minutes 34 seconds East along said East line 25.00 feet to said North right of way line also being the point of beginning.

Said parcel containing 0.080 Acres, more or less.

Route: Fabyan Parkway
Section: 21-00373-01-CH
County: Kane
Job No.: N/A
Parcel No.: 0001TE-A
Station: 43+85.87 to 50+03.99
Index No.: 12-11-400-023

That part of the North half of Section 14, Township 39 North, Range 8, East of the Third Principal Meridian, in Kane County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.9999378737, described as follows:

Commencing at the intersection of the East line of the former County Farm and the North right of way line of Fabyan Parkway also known as County Highway 8 per Dedication of Right of Way recorded August 12, 1969, in Book 2541, Page 235 as Document Number 1146758; thence Westerly 139.90 feet along said North right of way line, being a curve to the left having a radius of 171,937.00 feet and chord bearing South 88 degrees 58 minutes 26 seconds West, 139.90 feet to the point of beginning; thence continuing Westerly 618.34 feet along said North right of way line being a curve to the left having a radius of 171,937.00 feet and chord bearing South 88 degrees 50 minutes 51 seconds West, 618.34 feet; thence North 01 degrees 15 minutes 20 seconds West, 5.00 feet to a line 5.00 feet north of and parallel with said North right of way line also being a point of curvature; thence Easterly 618.39 feet along said parallel line being a curve to the right having a radius of 171,942.00 feet and chord bearing North 88 degrees 50 minutes 51 seconds East, 618.39 feet; thence South 00 degrees 59 minutes 37 seconds East, 5.00 feet to said North right of way line also being the point of beginning.

Said parcel containing 0.071 Acres, more or less.

Route: Fabyan Parkway
Section: 21-00373-01-CH
County: Kane
Job No.: N/A
Parcel No.: 0001TE-B
Station: 50+40.94 to 51+44.38
Index No.: 12-11-400-023

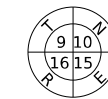
That part of the North half of Section 14, Township 39 North, Range 9, East of the Third Principal Meridian, in Kane County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.9999378737, described as follows:

Commencing at the intersection of the East line of the former County Farm and the North right of way line of Fabyan Parkway also known as County Highway 8 per Dedication of Right of Way recorded August 12, 1969, in Book 2541, Page 235 as Document Number 1146758; thence North 00 degrees 02 minutes 34 seconds East, 25.00 feet along said Easterly line to a point 25.00 feet North of said North right of way line and being the point of beginning; thence Westerly 103.36 feet along a curve to the left having a radius of 171,962.00 feet and chord bearing South 88 degrees 58 minutes 48 seconds West, 103.36 feet; thence North 00 degrees 59 minutes 37 seconds West, 98.00 feet to a line parallel with said North right of way line also being a point of curvature; thence Easterly 73.71 feet along a curve to the right having a radius of 172,060.00 feet and chord bearing North 88 degrees 58 minutes 30 seconds East, 73.71 feet; thence South 00 degrees 59 minutes 37 seconds East, 93.00 feet to a line parallel with said North right of way line also being a point of curvature; thence Easterly 29.73 feet along a curve to the right having a radius of 171,967.00 feet and chord bearing North 88 degrees 59 minutes 32 seconds East, 29.73 feet to said East line; thence South 00 degrees 02 minutes 34 seconds East along said East line 5.00 feet to the point of beginning.

Said parcel containing 0.169 Acres, more or less.

PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 11 AND PART OF THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 14,
ALL IN TWP. 39 N., R. 8 E. OF THE 3RD. P.M., IN KANE COUNTY, ILLINOIS.

LEGEND



SECTION CORNER



QUARTER SECTION CORNER



GRAPHIC SCALE
FEET
0 40
SCALE: 1"=40'

PROJECT COORDINATES
ILLINOIS STATE PLANE, EAST ZONE, NAD 83 (2011)

POINT	NORTHING	EASTING	STATION	OFFSET	
101	1,894,828.742	995,847.842	43+85.87	54.72'	L
102	1,894,823.743	995,847.951	43+85.87	49.72'	L
103	1,894,841.180	996,466.081	50+03.99	54.74'	L
104	1,894,836.180	996,466.168	50+03.99	49.74'	L
105	1,894,861.177	996,465.734	50+03.99	74.74'	L
106	1,894,861.850	996,502.684	50+40.94	74.77'	L
107	1,894,959.835	996,500.985	50+40.94	172.77'	L
108	1,894,961.153	996,574.680	51+14.65	172.81'	L
109	1,894,868.167	996,576.293	51+14.65	79.81'	L
110	1,894,868.690	996,606.021	51+44.38	79.82'	L
111	1,894,863.689	996,606.025	51+44.30	74.82'	L
112	1,894,838.686	996,606.043	51+43.88	49.82'	L
173	1,894,771.048	995,713.203	42+50.00	0.00'	
174	1,894,782.047	996,213.082	47+50.00	0.00'	
178	1,894,959.526	992,874.453			
179	1,895,033.950	995,538.240			
180	1,895,113.300	998,208.392			
183	1,892,483.630	998,209.240			

- ASPH ASPHALT
- BRK BRICK
- COL COLUMN
- CONC CONCRETE
- FES FLARED END SECTION
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- LSP LANDSCAPE PERIMETER
- MB MAILBOX
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- POT POINT OF TANGENCY

C1
L=139.90'
R=171937.00'
CH=139.90'
S88°58'26"W

C2
L=140.31'
R=171962.00'
CH=140.31'
N88°58'26"E

C3
L=73.71'
R=172060.00'
CH=73.71'
N88°58'30"E

C4
L=29.73'
R=171967.00'
CH=29.73'
N88°59'32"E

C5
L=103.36'
R=171962.00'
CH=103.36'
S88°58'48"W

BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

- IRON PIPE OR ROD FOUND
- ⊕ *MAG* NAIL SET
- + CUT CROSS FOUND OR SET
- 5/8" REBAR SET
- STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- ⊙ PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 667101.02 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET

SURVEY NOTES:

- ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
- BEARING, DISTANCES, AND COORDINATES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
- ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.9999378737.
- AREAS SHOWN ON THIS PLAT ARE "GROUND".
- FIELD SURVEY COMPLETED ON 11-11-2024.

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT WE, ENGINEERING RESOURCE ASSOCIATES, AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001186, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE KANE COUNTY DIVISION OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT WARRENVILLE, ILLINOIS THIS ___ DAY OF _____, 2025 A.D.

FOR REVIEW ONLY

TIMOTHY B. MARTINEK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026

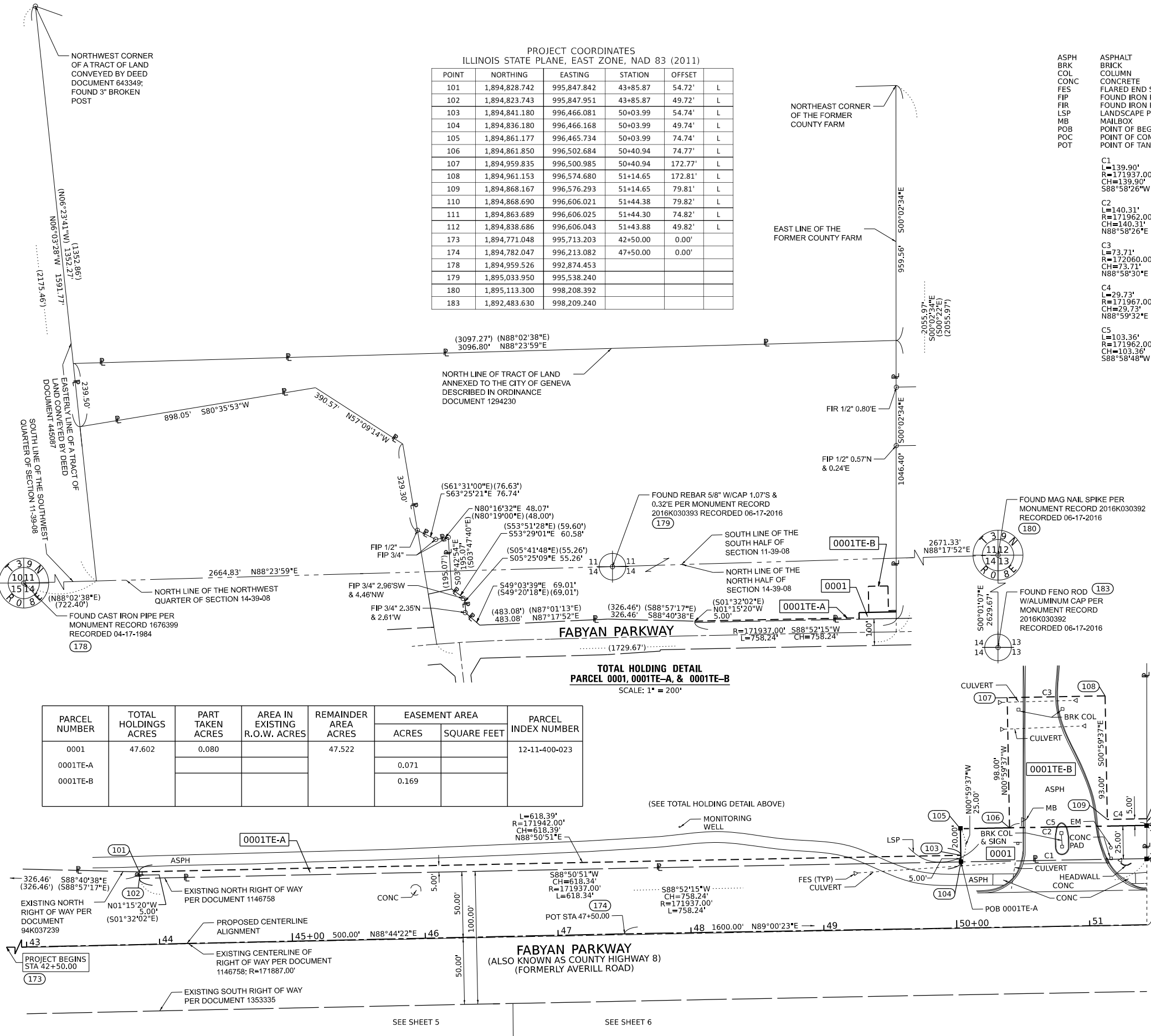
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PLAT OF HIGHWAYS
KANE COUNTY
DIVISION OF TRANSPORTATION
FABYAN PARKWAY

LIMITS: AT SETTLER'S HILL COUNTY: KANE
SECTION: 21-00373-01-CH JOB NO.: N/A
STA. 42+50.00 TO STA. 51+44.38
SCALE: 1"=40' SHEET 2 OF 7 SHEETS

BUREAU OF LAND ACQUISITION
41W011 BURLINGTON ROAD
ST. CHARLES, ILLINOIS 60175



TOTAL HOLDING DETAIL
PARCEL 0001, 0001TE-A, & 0001TE-B
SCALE: 1"=200'

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA		PARCEL INDEX NUMBER
					ACRES	SQUARE FEET	
0001	47.602	0.080		47.522			12-11-400-023
0001TE-A					0.071		
0001TE-B					0.169		