

		Route: Section: Project: Job No.: County Parcel No.:	Edgar County 6-14-11 82106LND Edgar 64003	/ Airport
	☑ Original ☐ Supplemental		□ Detailed	☐ Non-Complex
The	e undersigned hereby certifies:		•	-
1.	That on 7/22/2007 , I visually inspect described in the attached appraisal. ⊠ I am/ ☐ I am rethat may impact the value of the subject property.			ales selected, analyzed and data or additional information
2.	That I have no direct or indirect present or contemplated any benefit from the acquisition, and I have no personal	l future persona interest or bias (l interest in the prowith respect to the	operty described therein or in parties involved.
3.	That the facts and data reported by the review appraises provided by the author of the attached appraisal reconsidered true and correct. No one has provided signification.	port and any s	pecialty reports,	and that this information is
4.	That the analyses, opinions, and conclusions in this reconditions stated in this review report, and are m conclusions. I have no bias with respect to the property	y personal, un	ibiased professio	nal analyses, opinions and
5 .	That my determination has been reached independently my compensation is not contingent on an action or ever the use of, this review report. This review report is base report and any specialty reports used therein.	ent resulting from	m the analyses, o	pinions, or conclusions in, or
6.	That my analyses, opinions, and conclusions were deve in conformity with the Uniform Standards of profession described herein.	eloped and this r anal Appraisal F	review report 🛭 h Practice and are I	as/ ∐has not been prepared based on the scope of work
7.	That I have given consideration in this review to the remainder, if any, to the extent allowed under Ill noncompensable items of damage under Illinois law have	inois statutes;	and that as no	nages and/or benefits to the ear as can be determined
8.	That the attached appraisal report submitted by Bradl undersigned. In accordance with 49 CFR 24 104, the a	ey D, Cunningha ttached appraisa	am al meets one of th	has been reviewed by the efollowing categories:
	Rejected Value - Appraisal does not meet a Accepted Value - Appraisal meets all requi Approved Value - Appraisal meets all requi	rements, but is r	not selected	for acquisition purposes
9.	In the event that I have completed my own indeperinformation and data or I have documented the attached	ed appraisal, thi	s will be so stated	in the accompanying review

record for this appraisal report.



10. That my conclusions of value for the subject property as of 7/22/2007	, are as follows:	•
Fair Market Value of Whole Property	\$	687,600
Fair Market Value of Property Taken (including improvements) as		
a Part of the Whole (31A)	\$	132,500
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$	555,100
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$	557,100
Damage to Remainder (31C)	\$	0
Compensation for Permanent Easement(s) (31 B)	\$	Ö
Compensation for Temporary Easement(s) (31E)	\$.0
Excess Land to be Acquired (31F)	\$	0
Total Compensation	\$	132,500
. •		

		•
flily Dagan	7/27/2007	-
District Review Appraiser	Date	•
Certified General	153,0000221	9/30/2007
Type of License	License Number	Expiration Date
Approved: Regions	HEngineer Spansok	Date

Printed 7/29/2007 Page 2 of 3 LA 20310 (Rev. 10/06) (Formerly BRW 316)



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); and 4, a signed certification (Page 2 of this Appraisal Review Certification).

Property and ownership interest: fee simple	
Date of work under review: 5/18/2007	
Effective date of the opinion or conclusion of the work under review:	5/17/2007
appraiser(s) who completed work under this review: Bradley D. Cul	nningham

Scope of Work:

In estimating the Market Value of the subject property the appraiser inspected the property from a road view, examined aerial photography, soil maps and topographic maps and discussed the property with the original appraiser, Mr. Cunningham. County Department of Agriculture, U.S.D.A., offices were visited to obtain aerial photography and records regarding the tillable acreage and yield history as well as soil mapping. Records at the Supervisor of Assessments, Treasurer and Recorder of Deeds in the County Courthouse were investigated for information regarding subject property as well as comparable sale activity. Local Realtors, auctioneers, Multiple Listing Services, other appraisers, attorneys and bankers involved in the buying, selling and leasing of farmland have also been consulted over the years by the appraiser in compiling market data.

After all relevant information is obtained, it is analyzed through the application of the Market or Sales Comparison approach to value. The various attributes of subject property are compared to the comparable sales in light of information collected in the research phase of the project. Adjustments based on market abstractions and trends are applied to the most comparable sales available in arriving at individual indications of value from each of the sales. These indications are then correlated and reconciled into a final conclusion of market value. The Cost or Summation and Income Approaches to value are not generally utilized on this type of real estate due to the fact that neither produces reliable appraisal results and are not recognized in eminent domain proceedings in the State of Illinois.

In the case of partial acquisitions under Illinois eminent domain law the conclusions of market value are further analyzed into the contributory value of the part to be acquired, remainder values before and after the acquisition and damages to the remainder.

Review Documentation

Parcel 64003 - Dyer Job No. 82106LND Edgar County

Mr. Cunningham's report is thorough and well supported for the scope of the assignment as "whole take" acquisition appraisal. There have been some more recent sales of similar types of Class I cropland in the general area that may not have been available at the time of his research of the Edgar County records.

Sale 8 is a private treaty sale of 50 acres of unimproved croptand located less than a mile to the south and west of the airport at the southeast corner of Route 1 and 1500N. There were no improvements on the farm at the time of the sale and the majority of the soils were Drummer-Flanagan with a small knoll of Dana silt loam, for an estimated p.i. of 143. There is a small grass waterway near the northeast corner of that land which takes a little land out of production and it does have frontage on two roads which reduces the net area of tillable land slightly, but topography and overall market appeal is very similar to subject.

Sale 9 is a very recent closing on four tracts of good cropland in Buck and Paris Townships less than ten miles to the south and west of subject. This land was sold through a local broker with exposure to the multiple listing service as well. It was only on the market for sixty five days and sold at the original asking price of \$5,100 per acre. Almost all of this land was tillable cropland with a preponderance of Drummer-Flanagan soils. The only improvements were a single grain bin and an older pole frame machine shed of marginal utility due to its size.

Sale 10 involves unimproved cropland near Brocton in Shiloh Township about fourteen miles west of the airport. This land had also sold in January, 2007 for \$4,700 per acre with no changes since the date of sale other than a growing crop, presumed to be the tenant's. This land is entirely tillable cropland except for that part in dedicated public roadway and a small grass waterway. Soils and overall productivity are very similar to subject with a preponderance of Drummer silty clay loam with segments of Elburn, Flanagan, Proctor and even a small piece of Wyanet in the northeast corner. A relatively distinct knoll lies just north of this farm which appears to surface drain onto the northern portions. Evidence of some ponding along the west side of this land is apparent on the soil map aerial photography.

Sale 11 is another recent transaction in Edgar Township involving a large tract of largely unimproved land one mile south of Horace and less than a mile from the airport. This land had been advertised for the last few years, but was always priced at the upper end of

the market. Apparently the buyer was motivated by a 1031 exchange situation. It lies between 1500N and 1600N between a half to two miles west of Route 1 and less than a mile from the airport. Although some of this land had been pasture in the past, it is almost entirely tillable cropland presently. There are portions of it bisected by the Willow Creek drainage pattern that has been pasture land in the past, but virtually all of that has been converted to cropland. There is also a sixty acre tract of this land a little further south in Paris Township at the southwest corner of Cherry Point Road and 1400N. The only improvements were a set of three grain bins in the southeast corner of Section 3 and a couple of older frame sheds that had apparently been part of a cattle feeding operation in the southwest part of Section 2. Soils are somewhat mixed with more rolling, lighter types along the drainage pattern, but are still primarily dark prairies soils, predominately in the Drummer-Flanagan association capable of excellent production.

Sale L-2 in Mr. Cunningham's set of sales is a January, 2007 transaction involving unimproved cropland east of Route 1 and a couple of miles south of Route 36 less than five miles from the airport. While this tract of land is entirely tillable, Class I cropland, the immediate neighborhood is more rolling, less productive land along the tributaries to Brouilletts Creek. Soil mapping shows a segment of eroded Wingate and a couple spots of Dana soil among mostly Drummer soil at the sale, but slopes are gentle and the eroded area is not obvious. Topography is much like subject with a swale that appears to carry surface water from adjacent land to the north and west across and on to the south. Some evidence of ponding is indicated on the aerial photography.

Market conditions since January, 2007 have improved by approximately three per cent for East Central Illinois "good" farmland according to the Agricultural Newsletter from the Federal Reserve Bank of Chicago, AgLetter.

Incorporating these sales, along with the L-2 sale by Mr. Cunningham into a grid sheet summarizing the adjustment process follows. The L-3 and L-4 sales are not included because they were not exposed to the market and L-3 in particular clearly deviates from the norm for some reason.

Sale No.		8	9	10	11	L-2
Address/Legal		pt NE 12- 14-12	pts 19-20, 28, 31-14-12	part NW & SW 30-15-13	pts 15, 1 & 2- 14-12	pt SW 9- 15-11
Date		Jun-07	Jul-07	Jul-07	Jan-07	Jan-07
Price/Acre Acres Total Price Pl, % tillable	152.8 130, 90	\$5,000 50 250,000 143, 98%	\$5,100 301.91 1,539,741 141, 98	\$4,917 100.34 493,393 143, 98%	\$5,100 674.55 3,440,205 ,78	\$4,450 40 178,000 142, 98
improvements	none	none	nominal	none	minimal	none
Time Location		0	0	0	0	0
Conditions	fee	0	0	0	. 0	0.0
Land	100	ő	Ö	Ö	ŏ	ŏ
% tillable		-120	-120	-120	. 0	-120
P.I.		-325	-275	-325	0	300
topography		0	. 0	0	0	50
non-tillable		0	Ō	-	0	. 0
Improvements		. 0	. 0	•	. 0	. 0
Other				0	0	0
Net Adjustment		-445	-395	-445	0	-370
Indicated Value		\$4,555	\$4,705	\$ 4,472	\$5,100	\$4,080

Also of interest is a December, 2006 public auction sale of land in Kansas Township at \$4,650 per acre. While this land is not in the immediate vicinity of any of subject's land, it was a well advertised auction with wide spread interest. It lies between Dudley and Kansas at the northwest corner of 800N and 450E. Most of the 305 acres, 291.7 or 96%, is tillable N.H.E.L. cropland, but it is divided by a waterway and a segment of Hickory Grove Creek runs across the southeast corner taking some thirteen acres out of production in wet, brushy timber. Drummer-Flanagan soil comprises most of the tillable land, but there is some Dana, Wyanet, Wingate and Xenia soils as well bringing the estimated p.i. down slightly to 140. Two older, but functional grain bins were included with a total storage capacity of approximately 20,000 bushel.

Given recent trends in sales of Class I cropland throughout East Central Illinois it is reasonable to select the upper midpoint of the range as the most appropriate point of value for this land as defined in Mr. Cunningham's report at \$4,500 per acre or \$687,600.

For the 27.6 acre taking, which is the better part of the cropland, contributory value is estimated at \$4,800 per acre or \$132,500.

As a result of the taking the remainder will be left in virtually the same position in terms of value as it is prior to the acquisition. Because the better portion of the land is taken and it is entirely tillable as opposed to around ninety per cent for the whole, the remainder will have a slightly lower percentage of tillable cropland, around eighty-eight per cent, and the overall p.i. will be somewhat lower. Referencing the same comparable sale data cited above, the remainder value after the taking is expected to be somewhat lower at around \$4,450 per acre, which indicates \$557,100 for the 125.2 acre remainder.

Damage to the remainder is measured by the difference in remainder values as follows:

Remainder value before taking	\$ 555,100
Remainder value after taking	
Damages	(\$2,000)

In other words the remainder value is anticipated to be slightly higher, but not significantly, than the remainder before and there are no damages to the remainder.

Total compensation is then the value of the taking or:

\$132,500

y greet

Philip B/O Bryan

Certified General Appraiser

153-000221



Appraisal Report

	Take: Whole Partial Other Route: N/A	
	Original Supplemental Section: 6 & 7-14-11	
	ion: to Project: Edgar Co. Airport ion: to Job No: 82106LND	
	Country Edwar	·····
	to County: Edgar tion: to Parcel No: 023EDGA064003	
1.	This report consists of 16 pages.	
2.	Location and Address: South of and adjacent to the Edgar County Airport, along the North side of the Airport Roc	ıd, Edgar
	Township, Edgar County, Illinois.	a . ca
3.	Identification: The subject property is an unimproved 152.8 acre parcel that is situated approximately 1/4 mile Somain entrance drive to the Edgar County Airport. It appears to be 90% tillable.	itheast of the
4.	Present Owner(s) Names, Address and Telephone: Phillip & Marjorie Dyer, 12585 Indian Boundary St., Paris, IL telephone number.	61944. No
5.	Tenant's or Lessee's Names, Address and Telephone: N/A	
6.	Person Interviewed: N/A Interviewed by: N/A	
7	Farmland Preservation Act: CL OC HL PL	
7.	FL FS RL OL	
8.	Present Use: Agriculture Highest and Best Use Before Taking Agriculture	
	Zoning: N/A Highest and Best Use After Taking Agriculture	<u> </u>
9.	Subject Property Sales Record (Last 5 yrs. Required) If none, check	
	intor Grantee Date Doc. No. R.S. Rec. Price Price Ver	ified By
		-
£0.	Purpose of Valuation: The purpose of this valuation is to arrive at an opinion of the fair market value of subjecting simple title as a whole; and when applicable, the fair market value of property taken as part of the whole, the fair the remainder after the taking as will be affected by contemplated improvements with consideration for damages, if if any, to the remainder, and the total just compensation due property owner by reason of the taking as of 05/17/200	r market value of any, and benefits
	Definition of Fair Market Value: "That price which a willing buyer would pay in cash and a willing seller would a buyer is not compelled to buy and the seller is not compelled to sell."	
11.	Statement of Contingent and Limiting Conditions is Required.	-
	\mathcal{I} , \mathcal{M}	
12.	Date of Signature 05/18/2007	
	Signature of Appraiser	
	Type of License Certified General Lic. No. 153-0000534 Exp. Date	09/30/2007
	Summary Acres	Sq.Ft.
13.	Area of Whole Property 152.800	·
	Area to be Acquired in Fee Simple Title 27.600	
	Area to be Acquired by New Dedication 0.000	
	Area Acquired by Previous Dedication	
	Area to be Acquired for Additional R.O.W	
	Area to be Acquired by Permanent Easement(s) 0.000	
	Area to be Acquired by Temporary Easement(s) 0.000	
	Area of Remainder 125,200	
	Final Conclusion of Value	
14.	Fair Market Value of Whole Property	
		\$595,900
		\$595,000
	For Partial Taking Include the Following	\$595,000 \$115,900
	For Partial Taking Include the Following Fair Market Value of Property Taken (including improvements) as Part of the Whole Fair Market Value of Remainder as Part of the Whole Before Taking	
	For Partial Taking Include the Following Fair Market Value of Property Taken (including improvements) as Part of the Whole Fair Market Value of Remainder as Part of the Whole Before Taking Fair Market Value of Remainder After the Taking as will be Affected by Contemplated improvements	\$115,900 \$479,100 \$479,100
٠.	For Partial Taking Include the Following Fair Market Value of Property Taken (including improvements) as Part of the Whole	\$115,900 \$479,100 \$479,100 \$0
•	For Partial Taking Include the Following Fair Market Value of Property Taken (including improvements) as Part of the Whole Fair Market Value of Remainder as Part of the Whole Before Taking Fair Market Value of Remainder After the Taking as will be Affected by Contemplated improvements Damage to Remainder Compensation for Permanent Easement(s)	\$115,900 \$479,100 \$479,100 \$0 \$0
٠.	For Partial Taking Include the Following Fair Market Value of Property Taken (including improvements) as Part of the Whole Fair Market Value of Remainder as Part of the Whole Before Taking Fair Market Value of Remainder After the Taking as will be Affected by Contemplated improvements Damage to Remainder	\$115,900 \$479,100 \$479,100 \$0 \$0





1. General Description

Location	Schools
Side of Street: North	Grade: Public
Distance and Direction To	High: Public
Nearest Markets: 7 Mi. NoChrisman/7 Mi. SoParis	
Nearest City: 7 Mi. NoChrisman/7 Mi. SoParis	Churches
Downtown: 7 Mi. NoChrisman/7 Mi. SoParis	Located in Paris and Chrisman
Section of City: N/A-Rural location	
Neighborhood	
% Built-Up: 5	Transportation
Type of Buildings: Residential & commercial	No public
Price Range: \$40,000 to \$300,000	
Age Range: 0 to 100+ Years	Site Data & Utilities
Appearance: Varied	Shape: Irregular-see plat
S.P. Adjoined By: Airport & farmland	Topography: Level
Present Access	Curbs, Gutters: None
Airport Road	Walks, Drives: None
	Drainage: Adequate
	Street: Oil and chip
S.P. Conformity: The subject is smaller, yet	Alley, if any: None
an otherwise typical farm parcel	Gas: None
for the area.	Sewer: None
Income Level: Modest	Electric: Public
Property Trend: Stable	Water: None

2. Narrative Analysis of Entire 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. (Use additional sheets as required.)

The subject neighborhood is a rural one that is situated midway between the communities of Paris and Chrisman. Paris is the county seat and is located 7 miles to the South. The predominant land use remains non-irrigated cropland. Single family homesites are sparsely scattered throughout the area. Dwellings are relatively older and exhibit a wide range of style and condition. Commercial development is generally limited to the area immediately surrounding the Edgar County Airport.

The subject site is situated Southeast of and adjacent to the Edgar County Airport along the North side of the Airport Road. The site is irregularly shaped and has frontage along the North side of the Airport Road. The site has a total land area of 152.8 acres. The site is essentially level and is unimproved. It is presently used as farmland. The site is bordered to the North by the Edgar County Airport property, to the East by 1650th Street, to the South by the Airport Road and residential homesites and to the West by an unimproved farm parcel. The site has access to public electric service only. The site is not covered by a zoning ordinance. The site is composed predominantly of the Dana, Drummer, Flanagan, Xenia, Wingate, Toronto, Fincastle, Senachwine and Brouillett variants. The estimated productive potentials for corn and soybeans are 154/46 bushels per acre. It appears to be roughly 90% tillable.

The subject property is felt to be at its highest and best use, or non-irrigated cropland. The appraiser attempted to contact the property owners, Phillip & Marjorie Dyer via mail, however a response was not received prior to the date of the property inspection, or May 17, 2007.

It is important to note that two tax parcels which contain a total of 34 acres are South of and adjacent to the subject property and are held in fee simple ownership by the owner of the subject property. These parcels are not considered to be part of the "larger parcel" because they do not meet the criteria of unity of use. These two parcels are residential homesites, while the "larger parcel" is a farm parcel.

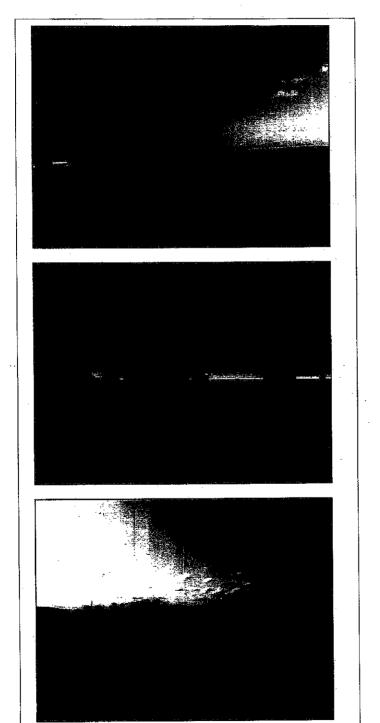
Parcel No. 064003 Project Edgar County Airport Page 2 Appraiser Bradley D. Cunningham





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. Date the photograph was taken, which direction the camera was facing when the picture was taken, brief description of the subject of the photograph and initials of the person taking the photograph must be shown on the back of the photograph. Please use the format below for identifying the photographs.



Date of Photograph: 05/17/2007 Photograph By: BDC Camera Facing: North Description: Western boundary of subject property.

Date of Photograph: 05/17/2007 Photograph By: BDC Camera Facing: Northwest Description: Airport Road.

Date of Photograph: 05/17/2007 Photograph By: BDC Camera Facing: Southeast Description: Airport Road.

Parcel No.:

064003

Project No.

Edgar Co. AP Page: 3

Appraiser Bradley D. Cunningham



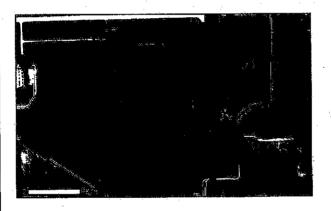


Subject Property

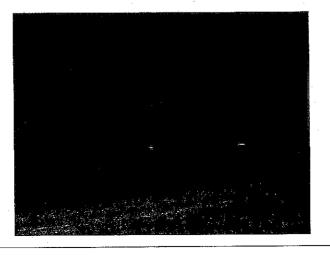
Photographs are required on all properties being appraised. Photographs of all principal above ground improvements or unusual features affecting the value of the property to be taken or damaged must also be included. Date the photograph was taken, which direction the camera was facing when the picture was taken, brief description of the subject of the photograph and initials of the person taking the photograph must be shown on the back of the photograph. Please use the format below for identifying the photographs.



Date of P	hotograph: N/A	
Photograph By: N/A		
Camera F	acing: N/A	
Description	Description: Soil map of proposed taking.	
,	•	



Date of Photograph: N/A	
Photograph By: N/A	
Camera Facing: N/A	
Description: Soil map of "larger parcel".	



Date of Photograph: 06/26/2007		
Photograph By: BDC		
Camera Facing: West		
Description: Larger parcel as viewed from 1650 th Street.		

Parcel No.:

064003

Project No.

Page:

Appraiser Bradley D. Cunningham



Narrative Analysis of Taking

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, 5. any other special features or unusual characteristics.

It is proposed to acquire 27.6 acres of land in fee simple interest off of the West side of the subject property. This is level, non-irrigated farmland. It is composed primarily of Drummer-Flanagan soil variants and has estimated productive potentials for corn and soybeans of 172 and 55 bushels per acre. This is considerably superior to the overall rating for the "larger parcel" which is 154 and 46 bushels per acre.



Narrative Analysis of Remainder And After Value Estimate

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, any 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 2.02-17 before using the cost or income approaches. When cost to cure is considered in valuing the remainder, major cost to cure items have to be supported, source of data shown and included in the appraisal. Use the appropriate pages from BRW 742 when one of the three approaches is used to support the after value.

The proposed taking will result in a 18% loss in land area to the subject site. The soil quality of the land in the proposed taking is felt to be superior to that present in the overall "larger parcel". Therefore, the contributive value per acre of the land in the proposed taking is felt to be greater than that of the "larger parcel", or \$4,200 per acre. The value of the property taken is, therefore, is calculated as follows: 27.6 Acres x \$4,200/Acre = \$115,920, or rounded to \$115,900.

The highest and best use of the remainder will remain non-irrigated acreage. There is felt to be no diminution in value to the remainder after the proposed taking.

Fair Market Value of Remainder as Part of the Whole Before Taking			
Damage to Remainder	. \$0		
Parcel No. 064003 Project Edgar Co. AP Page 6 Appraiser Bradley D. C	ningham		
BRW 742-15 (Rev. 6/00)	Exhibit 2.02-2		



		Be	fore Takin	g 🏻		After Tak	ing □	· 			
	Agricultural 🛛		Residential	. 🗆		Соттето	ial 🗌		Indus	trial [
	-		(Plus if Subject is Better) (Minus if Subject Poorer)								
					djust TO the				•		
	Comparable Sale	Data Sheets:			Attach	ed 🗌 In	Sales E	Book 🗵			
		Subject		Sale No	o. L-2	S	ale No.		Si	ale No.	L-4
1.	Grantor Grantee			Glither Kautz			Co. Ban nzen &	k & Trust Taylor	<u> </u>	Tsakiri Kaut	
	Address		Edgar Tw			Edgar Tw			Paris Tw	o. 4-13-	12
	or Location										
	Date of Sale			1/24/20 Armslen			01/05/20			12/11/2 Armsle	
	Sale Terms Size	152.800		40.00))		Armsler 35.3			73.1	Ĭ
	Total Sale Price Indicated Sale Price			\$178,00 \$4,450.			\$141,2 \$4,000.			\$314,3 \$4,300	
	Acre Sq.Ft.	F.F.		ψτ,του.	· · · · · · · · · · · · · · · · · · ·		V 1,000.			J.,J.	
2.			· · · · · · · · · · · · · · · · · · ·	%	Adjust \$ Amt.	ments	%	\$ Amt.	<u> </u>	%	\$ Amt
4.	Property Rights		FS	70		FS	70		FS	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Adjusted Price Financing		Conv.		4,450.00	Conv.		4,000.00	Conv.		4,300.00
	Adjusted Price				4,450.00			4,000.00	//////////////////////////////////////		4,300.00
	Conditions of Sale Adjusted Price		Normal		4,450.00			4,000.00			4,300.00
	Market Conditions Adj. Unit Price		Normal		4 450 00	Normal		4,000.00	Normal		4,300.00
	Location Aver		Similar		1,100110	Similar		-,	Similar		
	Size 152.8 Sewer/Water None	Acres	40 Ac. Similar			35.3 Ac. Similar	-		73.1 Ac. Similar		
	Zoning None		Similar			Similar			Similar Level		
	Topography Level Access Aver		Level Similar			Level Similar			Similar		
	Prod. Est. C/S 154/4	16	172/56	-10%	-445.00	172/56	-10%	-400.00	169/54	-10%	-430.00
		,									
	Net Adjustment (+ o	т-)	-10%	\$	-445.00	-10%	\$	-400.00	-10%	\$ -	-4 30.00
	Indicated Sale Price			<i>-</i>	4,005.00		% S	3,600.00		/	3,870.00
	Indicated Value of				4,005.00		S .	3,600.00		%	3,870.00
	Three items above as	re per A	Acre 🛛 S	q.Ft.	F.F			· · · · · · · · · · · · · · · · · · ·	······································		
3.	Explanation of Adju-	stments. (Go'	To Page 2).	•							-
4.	Analysis and Correla	tion of Indica	ted Values.	The m	iddle of the ra	nge, or \$3,	800 рет	acre appears t	o best repre	esent co	nditions
	existing at the subject	t property on	me errecuv	e gate of	i me appraisai						
				-							. 4
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				•							
		•									
=	Estimated Value of	[end∗ ¶	3 800 00	Der	Acre		p,	er Sq.Ft.			Per F.F.
5.	Estimated Value of		3,800.00						· · · · · · · · · · · · · · · · · · ·		
6.	Estimated Subject P			_				». [=]~~			590 COC
	152.80	kcre □Sq. Ft.	_JF.F.	@	3,800.00	Per ⊠A∈	cre US	q. Ft. □F.F.			580,600
	Parcel No. 064	003 Projec	t Edga	r Co. AP	Page 7	_Appraise	r	Bradle	y D. Cunn	ingham	

Exhibit 2.02-2A



Income Approach (Farm)

After Taleina	

Befo	ore Taking 🔀							After Taking [
1.	Tyma af Form	(explain, stating pri	rainal arona and to	Property L	oformation	migrated aroulo	nd Deimanz and	na avo com and
	soybeans.	r (expiam, stating pri	acipai crops and ty	he of maesto	Ck Taised) Non-in	tigateti cropia	ue, rimary cro	bs are corn and
į	Detriments as	ad Hazards (i.e. weed	ls, insects, overflow	w, hardpan o	r gravel subsoil, e	rosion, etc.)	None apparent.	
	Yields (Ave.	yields over last	years and abno	ormal and sul	onormal yields for	the same per	iod.)	
	Owner could	not be contacted.			•			
į	Renewal Ten	ms: Typical 🔲	Actual 🗌				· · · · · · · · · · · · · · · · · · ·	
2.			Production Re	cord: (Estin	nated earning pow			
		Yields, for		Expec	ted Yields		r's Price hare	Owner's
	Crop	Neighborhood	Rent Rate	Subje	ct Property	Number	@ \$ Per	Income
Į		Yearly Average	Per Acre	Acres	Yield	Bu or Ton	Bu or Ton	\$22,156
ŀ	Corn Soybeans	154 Bu/Ac 46 Bu/Ac	\$145 \$145	152.8 152.8	Bu/Ac Bu/Ac			\$ZZ,130
ŀ	Wheat	Bu/Ac	\$143	102.0	Bu/Ac			
İ	Clover	Ton/Ac			. Ton/Ac			
					. *			<u></u> -
ŀ	~							
	Pasture Timber			··				
	Bldg. & Lot							
1	Waste		· ·					
			Total Acres:	152.8	Owner	's Total Gros	s Income :	\$22,156
	, .		Special	Taxes (Drain		:	. <u>-</u>	\$1,180
	Operating E	verage	Kate _		per \$100 Valuat	10II		
	Management							
.	Utilities						_	
		Lime		Seed	Fee	d		·
	Harvesting C Marketing C	Costs	Stora	ge Costs		· ·	-	
	Reserves for	Maintenance and Re						
	Buildings			/aluation @	*****		-	
	Fences, well	s, lanes, tiling, ditche	s & other improve	ments.		Owner's Tot	al Expense :	\$1,180
4.	Owner's Est	imated Annual Gross	Income				_	\$22,156
5.	Owner's Est	imated Annual Exper	nses				_	\$1,180
6.	Owner's Est	imated Annual Net I	ncome		•			\$20,976
7.	Indicated Va	due when Capitalize	1@ 3.5%	_	,	•	· .	\$599,300
8.	capitalization (Go To Page	justify fully the remain rate used. Attach a 2 if additional space all capitalization rate	copy of any existing is needed.) Preva	ng lease if po	ssible. If not poss	rible, explain	the conditions i	n the lease.
	•				•		•	
				-				
Par	cel No. 064	1003 Project	Edgar Co. AP	Page	9 Appraiser	Bradley D	. Conningham	
	W 742-12 (R							Exhibit 2.02-24



Conclusion of Value

Be	fore Taking 🛛	After Taking
٠	Summary of Valuation	
1.	Indicated Value by Cost Approach	\$0
2.	Indicated Value by Sales Comparison Approach	\$580,600
3.	Indicated Value by Income Approach	\$599,300
4.	Analysis and Correlation of Approaches to Value: The cost approach is not applicable for the subject's property type. The market and income approach is not applicable for the subject's property type. The market and income approach is not applicable for the subject we have an the effective date of the approach.	ches indicate a

5. A	pprais	er's Final E	stimate o	f Fair Market Value of	Whole	Property	***********			\$595,000
Parcel	No.	064003	Project	Edgar Co. AP	Page	10	Appraiser	Bradley D.	Cunningham	
BRW7	742-13	(Rev. 6/00)							1	Exhibit 2.02-2A



	=		•									
			Ве	efore Takin	ıg 🗌		After Tak	ing 🏻				
	Agricultural			Residentia	1 🗆		Commerc	cial 🔲	•	Industrial [
						is Better) (Mi			er)			
	Comparable	Sale Da	nta Sheets:		-	_			Book 🛛			
			Subject		Sale No	s. L-2	S	ale No.	L-3	S:	ale No.	L-4
1.	Grantor				Glither	0	Edgar	Co. Banl	k & Trust		Tsakir	idis
	Grantee				Kautz			nzen &			Kaut	
	Address			Edgar Tv	vp. 9-15-	11	Edgar Tw			Paris Twr). 4-13-	12
	or Location				_							
	Date of Sale				1/24/20	07		01/05/20	007		12/11/2	1006
	Sale Terms				Armslen			Armslen			Armsle	
	Size		125.200		40.00			35.3			73.1	
	Total Sale Pri	ce			\$178,0	00		\$141,20	00		\$314,3	330
	Indicated Sale	Price p	er		\$4,450.			\$4,000.	00		\$4,300	0.00
	Acre X Sq.F	t. 🗌 F.	F. 🗌									
						Adjus	ments			:		
2.			·		%	\$ Amt.		%	\$ Amt.		%	\$ Amt.
	Property Right	5		FS			FS	. I		FS		
	Adjusted Price					4,450.00			4,000.00			4,300.00
	Financing			Conv.			Conv.			Conv.		
	Adjusted Price					4,450.00			4,000.00			4,300.00
	Conditions of S	Sale		Normal			Normal			Natural		
	Adjusted Price					4,450.00			4,000.00			4,300.00
	Market Condit			Normal	mm	4 450 00	Normal	<i></i>	4 000 00	Normal	<i></i>	4,300.00
	Adj. Unit Price			Similar		4,450.00	Similar		4,000.00	Similar		4,300.00
	Location Size	Average 125.200		40 Ac.	1 1		35.3 Ac.	 		73.1 Ac.	-	
	Sewer/Water	None	Acres	Similar	+		Similar			Similar		
-	Zoning	None		Similar	1		Similar			Similar		
	Topography	Level	·	Level			Level			Level		N. C.
	Access	Averag	e	Similar			Similar			Similar		
	Prod. Est. C/S	154/46		172/56	-10%	-445.00	172/56	-10%	-400.00	169/54	-10%	-430.00
					<u> </u>		-		<u> </u>			
		<u> </u>	<u></u>				<u> </u>	<u> </u>		<u></u>		
					I- '''			la.	455.00	4004		100.00
	Net Adjustmer Indicated Sale			-10%	//s	-445.00 4,005.00	-10%	//s	-400.00 3,600.00	-10% ************************************	<u>_</u>	-430.00 3,870.00
	mulcated Sate	riice .	<u> </u>		<i>-</i>	4,000.00			3,000.00			2,070.00
	Indicated Val	ge of Su	biect		///s	4,005.00		O s	3,600.00		%	3,870.00
	Three items ab			сте 🛛 🦠	G.Ft. 🔲	F.F. 🗌						
				· · · · · · · · · · · · · · · · · · ·								
3.	Explanation of	Adjusto	nents. (Go	To Page 2)	•		-					2.
4,	Analysis and C	arralatio	n of Indian	tad Valvae	The m	iddle of the m	nge or \$3	RNN ner :	acre annears t	o best repre	sent co	nditions
4,	existing at the							ooo per e	toro appours i	5 5030 Topa 5	ODE CO	22424147414
		, F				* **						
		-								•		
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	_											
	•											
												-
										•		
	•											
_	.	a		ma coo	*			174	Ca Et			Don't I'
5.	Estimated Value	ie of Lai	na:	\$3,800	Per	Acre			r Sq.Ft.			Per F.F.
ó.	Estimated Sub	ject Pro	erty Land	Value:						,		-
	· ·		_	_	A .	2 900 00 3	لذا∑ا سع	[To.	_l . Ft. □F.F.	_	¢	475,800
	125.2	MAC	e [_]Sq. Ft	∐r.r.	@\$	3,800.00	?er ⊠Ao	ve ∏9à	յ. Հ Դեւ <u>├</u> _ Բ-Ի-	-		112,000 -
		00.00				3 5			T 44	- D C '		*
	Parcel No.	06400	3 Projec	t Edga	r Co. AP	Page 11	Appraise	T	Bradia	y D. Cunni	ngnam	

Exhibit 2.02-2A

Land Only Grid

3. Explanation of Adjustments. Each comparable sale is felt to have superior soil variants to the subject's and has received a 10% soil quality adjustment.

Parcel No. 064003 Project Edgar Co. AP Page 12 Appraiser Bradley D. Curningham





BRW 742-12 (Rev. 6/00)

After Taking 🛛 Before Taking Property Information Type of Farm (explain, stating principal crops and type of livestock raised) Non-irrigated cropland. Primary crops are corn and soybeans. Detriments and Hazards (i.e. weeds, insects, overflow, hardpan or gravel subsoil, erosion, etc.) None apparent. years and abnormal and subnormal yields for the same period.) Yields (Ave. yields over last Owner could not be contacted. Renewal Terms: Typical 🔲 Actual | Production Record: (Estimated earning power of farm) 2 Owner's Price Share Owner's Expected Yields Yields, for Number @ \$ Per Income Neighborhood Rent Rate Subject Property Crop Bu or Ton Bu or Ton Yearly Average Per Acre Acres Yield \$18,154 154 Bu/Ac \$145 125.2 Bu/Ac Com Bu/Ac \$145 125.2 Bu/Ac Soybeans Bu/Ac Wheat Bu/Ac Ton/Ac Ton/Ac Clover Pasture Timber Bldg. & Lot Waste \$18 154 Owner's Total Gross Income: Total Acres: **Expense or Operating Statement** Fixed Expense: \$968 Assessed Value Year 2005 Tax Real Estate Tax: \$968 Expected tax over a period of years Special Taxes (Drainage, etc.) per \$100 Valuation Insurance Coverage Operating Expenses: Management Utilities **Fertilizer** Lime Harvesting Costs Storage Costs Marketing Costs Reserves for Maintenance and Replacements: Building Valuation @ Fences, wells, lanes, tiling, ditches & other improvements. \$968 Owner's Total Expense Owner's Estimated Annual Gross Income \$18,154 \$968 Owner's Estimated Annual Expenses Owner's Estimated Annual Net Income \$17,186 \$491,000 Indicated Value when Capitalized @ 3.5% 7. 8. Explain and justify fully the remaining economic life of the building, economic rent, expenses, vacancy and rent loss, and the capitalization rate used. Attach a copy of any existing lease if possible. If not possible, explain the conditions in the lease. (Go To Page 2 if additional space is needed.) Prevailing market trends indicate \$145 per acre cash rent for the subject property and an overall capitalization rate of 3.5% The actual property taxes have been adjusted to reflect a pro-rata reduction in acreage. Project Edgar Co. AP Page 13 Appraiser Bradley D. Cunningham Parcel No. 064003 Exhibit 2.02-2A



Conclusion of Value

Be	fore Taking 🔲	After Taking 🛛
	Summary of Valuation	
1.	Indicated Value by Cost Approach	<u>\$0</u>
2.	Indicated Value by Sales Comparison Approach.	\$475,800
3.	Indicated Value by Income Approach	\$491,000
4.	Analysis and Correlation of Approaches to Value: The cost approach is not applicable for the subject's property type. The market and income approach specified the subject's property type. The market and income approaches to the subject of the su	

5. Appraiser's Final Estimate of Fair Market Value of Whole Property Bradley D. Cunningham Parcel No. 064003 Project Edgar Co. AP Page 14 Appraiser

Edgar County Airport 15551 Airport Road Paris, IL 61944 Ph. 217-465-8474

February 19, 2008

VIA CERTIFIED MAIL (7006 2760 0003 4412 9919)

Mrs. Marjorie B. Dyer c/o Mr. Phillip L. Dyer

Mr. Phillip L. Dyer, as Trustee of the John N. Dyer Residuary Trust

Re: Edgar County Airport
Land Acquisition
Parcel No. 023EDGA064003
Hanson No. 821-06LND

Dear Mr. Dyer and Mrs. Dyer:

As you are aware, the Board of Edgar County (Board) is in the process of acquiring land for airport purposes in the area of the Edgar County Airport. This requires the acquisition of a parcel of land identified as Parcel No. 023EDGA064003 consisting of approximately 27.464 acres, which we find in the public records as owned by both of you.

The Board has contracted Hanson Professional Services Inc. (Hanson) to assist with the land acquisition process. Mr. R. Terrence Lintern, Land Acquisition Specialist representing Hanson, has previously presented you with a written Summary of Action and Offer to Purchase in the amount of \$131,800.00. This offer was personally presented to you on November 7, 2007.

You provided a letter dated January 14, 2008 to Hanson, wherein you stated that you found our offer far below current land values and referenced two separate sales in the area that were for substantially more dollars per acre than was offered to you. Hanson has asked Mr. Philip O'Bryan, review appraiser, to review more recent land sales in Edgar County. Mr. O'Bryan has indicated a revised price per acre of \$5,200 is now appropriate. Therefore, the Board is now prepared to offer you a total of \$142,813.00 for the 27.464 acres owned by you.

The Board and the Illinois Department of Transportation, Division of Aeronautics have reviewed the documentation provided by Mr. O'Bryan in detail and have determined that the fair market value of the property to be acquired is as explained in detail in the enclosed Basis for Computing Total Approved Compensation and Offer to Purchase.

Please review the offer package being provided to you today by Mr. Lintern. We request that you communicate to Mr. Lintern your formal acceptance or non-acceptance of this offer no later than Monday, March 3, 2008. If Mr. Lintern has not received communication from you by the above date, he will recommend to us to proceed with condemnation proceedings on this parcel.

If you have any questions, please feel free to contact Mr. Lintern at (708) 532-5900.

Sincerely,

Johns Weller, Chairman
Edgar County Board

Enclosure

cc: Mr. Richard M. Kash, Jr., Fruin & Kash

Mr. Terry Tappenbeck, Illinois Division of Aeronautics

Ms. Kathy Comrie, Illinois Division of Aeronautics

Mr. Terry Lintern, Hanson Professional Services Inc.

Mr. Joe Worley, Hanson Professional Services Inc.



Basis for Computing Total Approved Compensation and Offer to Purchase

			Airport	Edgar Co	unty Airport	
			Edgar Parcel No	o. 023EI	OGA064 0 03	_ County
Owi	ner(s) of Real Property: Marjorie B. Dyer, as to John N. Dyer Residuar	an undivided ½ interest; Ph y Trust, an undivided ½ inte	illip L. Dyer erest	, as Truste	e of the	6
Loc	South of and adjacent to the Edgar Township, Edgar Cour Property Index Number: 03-	nty, Illinois	the North	side of the	Airport Road	<u> </u>
aco	Pursuant to 735 ILCS 5/7-102-1, the following has uisition of your property as required for the propo cription of the parcel to be acquired is found on the	sed improvement of	Edgar Co	ounty .	Airport.	The legal
prop Spri deci	The amounts shown below are the full amounts operty. A copy of the appraisal is available upon wingfield, Illinois 62707-8415. The fair market value caused rease or increase in the fair market value caused age to the remaining property, if any, is estimate	ritten request to the Division re of the property to be acquilled by the project for which the	n of Aerona uired is estin property is	nutics, #1 L mated with being acq	anghorne Bo out regard fo uired; howe	ond Drive, or any
1.	Existing Property: Total area 189.0 (acres) more or I					
2.	Highest and best use: Land to be Acquired in Fee Simple:	ai .				-
	New right of way Existing right of way, when applicable Total right of way	27.464 (acres) N/A 27.464 (acres)				
3.	Improvements and/or Fixtures to be Acquired:					
	None					
	A CONTRACT OF THE CONTRACT OF	, , , , , , , , , , , , , , , , , , ,				

4.	Compensation for Land Acquired in Fee Simple:		
	Fair market value of the 27.464 (acres) to be acquired including all improve whole property, based on an analysis of market data in the vicinity of the acquisition.		art of the 142,813.00
	Damage to the remaining property as a result of the acquisition (if any)	\$	0.00
	Total compensation for property acquired in fee simple	\$	142,813.00
	Less cost of construction to be offset against total compensation	\$	0.00
	Net compensation	\$	142,813.00
	Benefits in the amount of \$ 0.00 have been estimated to the remaining place of the second been offset against any possible damages but have not been offset against any part of acquired.		
5.	Compensation for Easements Including any Damages or Benefits:		•
	Permanent/Avigation Easement - N/A (acres/sq. ft.) for (airport purpose)	\$	0.00
	Total compensation for easement (when applicable)	\$	0.00
6.	Total compensation for entire acquisition, which includes all interests in the land require the airport improvement and damages to the remainder property, if any. (sum of 4+5)	ed for	142,813.00
7.	Personal property (not being acquired) located in the proposed taking:		
	N/A		
		<u> </u>	
acai	ou may want to retain and remove from the acquired property some, or all, of the improvaisition. If so, the following owner-retention values have been established for the improvathe total of the owner-retention values for the improvements retained will be deducted from the improvement improvement.	ements liste om the total	ed above in item 3,
N/A	\$	N/A	
N/A	\$	N/A	-
V/A	\$	N/A N/A	· · · · · · · · · · · · · · · · · · ·
N/A N/A		N/A	****
V/A	<u> </u>	N/A	
	any agreement to retain such improvements does not convey with it a permit to move the ort property. Mr. <u>Lintern</u> will be happy to furnish information for your use in ded.	improveme applying fo	ents on or over, any r a permit if one is
	Transmer Alam	7 ULU	or
		- anade	

On behalf of the Board of Edgar County as sponsor of the Edgar County Airport and as outlined in the above summary, I hereby offer you the sum of \$ 142,813.00 for the property described on the attached instruments free and clear of all claims of other parties, liens, taxes and encumbrances.

Realty Specialist

Date

Edgar County Airport 15551 Airport Road Paris, IL 61944 Ph. 217-465-8474

VIA CERTIFIED RETURN RECEIPT NO. 7006 2760 0003 4413 0007

March 10, 2008

Ms. Charity Jane Wiese Ms. Mary Lou Wright Ms. Ada Gertrude Varner Ms. Jane Adams c/o Ms. Mary Lou Wright

Re: Edgar County Airport
Land Acquisition
Parcel No. 023EDGA064002
Hanson No. 821-06LND

Dear Ms. Wiese, Ms. Wright, Ms. Varner and Ms. Adams:

As you have been previously informed, the Board of Edgar County (Board) proposes to acquire land for the construction of a crosswind runway at the Edgar County Airport. This construction requires the acquisition of Parcel 023EDGA064002 (PIN: 03-14-06-400-004) consisting of 13.719 acres of land, which we find in the public records as owned by Mary Lou Wright, Ada Gertrude Varner and Jane Adams, as tenants in common, subject to life estate of Charity S. Wiese. This parcel is described on the appraisal previously provided to you by the Illinois Division of Aeronautics.

The amount of compensation for the taking of your property by the Board has been established at \$71,339.00. We are enclosing another copy of the Basis for Computing Total Approved Compensation and Offer to Purchase for your reference.

The Board is required to provide you with this certified letter at least 60 days before filing a petition with any court to initiate an Eminent Domain action. It is our intent, however, to continue to seek a negotiated agreement with you within this 60-day period and to avoid litigation if at all possible.

We are also required to inform you that, in the absence of a negotiated agreement, it is the intention of this Board to initiate Eminent Domain proceedings.

If you have any questions, please feel free to contact Mr. Terry Lintern with Hanson Professional Services Inc. at (708) 532-5900.

Sincerely,

Jim Keller, Chairman Edgar County Board

Mr. Terry Tappenbeck, Illinois Division of Aeronautics

Ms. Kathy Comrie, Illinois Division of Aeronautics

Mr. Terry Lintern, Hanson Professional Services Inc.

Mr. Joe Worley, Hanson Professional Services Inc.

Ms. Mary Lou Wright 15496 Airport Road Paris, Illinois 61944

CC:

VIA CERTIFIED MAIL NO. 7007 071

Ms. Ada Gertrude Varner 15374 Airport Road Paris, Illinois 61944 VIA CERTIFIED MAIL NO. 7006 3450 0001 6772 6251

Ms. Jane Adams 17 Poplar Drive Paris, Illinois 61944 VIA CERTIFIED MAIL NO. 7006 3450 0001 6772 6268



Basis for Computing Total Approved Compensation and Offer to Purchase

				•			
				•	Airport	Edgar County Airpo	rt
	•	•				5 - Sunty ruipo	
						023EDGA06400	Coun:
O۱	wrier(s) of Real Property: 1	Mary Lou Wright A	lda Gertrude Ve	renove - d f			<u> </u>
		Subject to life estat	e of Charity S	Misss	Adams, as te	nants in common	
_			_				
Lo		of and adjacent to	the Edgar Cour	ity Airport ston	a tha Nadh -:		
Owner(s) of Real Property: Mary Lou Wright, Ada Gertrude Varner and Jane Adams, as tenants in common Subject to life estate of Charity S. Wiese Lo cation of Property: South of and adjacent to the Edgar County Airport, along the North side of the Airport Road Edgar Township, Edgar County; Illinois Property Index Number: 03-14-06-400-004 Pursuant to 735 ILCS 5/7-102-1, the following has been prepared in order to fully inform you of the details of the acquisition of your property as required for the proposed improvement of	ıd						
	-						
		Property: Mary Lou Wright, Ada Gertrude Varner and Jane Adams, as tenants in common Subject to life estate of Charity S. Wiese Thy: South of and adjacent to the Edgar County Airport, along the North side of the Airport Road Edgar Township, Edgar County, Illinois Property Index Number: 03-14-06-400-004 5 ILCS 5/7-102-1, the following has been prepared in order to fully inform you of the details of the property as required for the proposed improvement of Edgar County Airport. The legal county as required is found on the contract to purchase real estate form and/or with the attached plat. The legal county are the full amounts of the approved values and are based on a fair market value of the fithe appraisal is available upon written request to the Division of Aeronautics, #1 Langhorne Bond Drive, as in the fair market value of the property to be acquired is estimated without regard for any alining property, if any, is estimated with full consideration of the proposed improvement. 3.719 (acres) more or less set use: Agricultural quired in Fee Simple: Agricultural applicable N/A Way, when applicable N/A 13.719 (acres)					
des	scription of the parcel to be a	cquired is found o	n the contract to	purchase real	estate form a	nty Airport.	The legal
dec dan	ringified, illinois 62707-8415. rease or increase in the fair nage to the remaining proper	The fair market v	alue of the prop	erty to be acqu	ired is estima	ics, #1 Langhorne Bo ited without regard to	
	,0.,10						·
2.	Land to be Acquired in Fee	Simple:	-				-
	Existing right of way, when:	applicab le	N/A	_ (acres)			•
•	•	es to be Acquired:		_ (acres)			· <u>.</u>
		,					
	1 10000				•		
							·
—	-					···	
			. 				
				-			

	4. Compensation for Land Acquired in Fee Simple:	
÷ .	Fair market value of the 13.719 (acres) to be acquired including all improwhole property, based on an analysis of market data in the vicinity of the acquisition.	
	Damage to the remaining property as a result of the acquisition (if any)	
	Total compensation for property acquired in fee simple	\$ 0.00
	Less cost of construction to be offset against total compensation	\$ 71,339.00
	Net compensation	\$ 0.00
	Donasti, to II	\$ _71,339.00
	Benefits in the amount of \$ 0.00 have been estimated to the remaining been offset against any possible damages but have not been offset against any part of acquired.	g property. These benefits have of the compensation for the part
5.	Compensation for Easements Including any Damages or Benefits:	
	Permanent/Avigation Easement - N/A (acres/sq. ft.) (airport purpose)	\$ 0.00
•		
	Total compensation for easement (when applicable)	_
6.		\$ 0.00
	Total compensation for entire acquisition, which includes all interests in the land require the airport improvement and damages to the remainder property, if any. (sum of 4+5)	ed for \$ 71,339.00
7.	Personal property (not being acquired) located in the proposed taking:	V _71,539.00
	N/A	,
-		
-		
Ye acqui and ti	ou may want to retain and remove from the acquired property some, or all, of the improving isition. If so, the following owner-retention values have been established for the improve total of the owner-retention values for the improvements retained will be deducted from	vements included in the ements listed above in item 3, om the total compensation.
	Improvement	Owner-Retention Value
N/A N/A	\$	N/A
N/A	<u> </u>	N/A
Απν	\$	N/A
Airport needed	agreement to retain such improvements does not convey with it a permit to move the inproperty. Mr. Lintern will be happy to furnish information for your use in a	mprovements on or over, any pplying for a permit if one is
	1	

Sponsor

On behalf of the Board of Edgar County as sponsor of the Edgar County Airport and as outlined in the above summary, of all claims of other parties, liens, taxes and encumbrances.

thinken / Dag
Realty Specialist

Date

To:

File

From:

Kathy A. Comrie

Subject:

Edgar County Airport/Crosswind Runway

Date:

February 13, 2008

RE: Edgar County Airport

Runway 18/36

Valuations have been updated by the Reviewer. Revised offers have been approved for parcels required for the above referenced Runway. The following revised offers have been approved:

Mott:

Original offer of \$21,000 with 10% increase the revised offer is

\$23,105. This parcel is pasture with scattered timber.

Tucker:

Original offer of \$20,600 with 10% increase the revised offer is

\$22,660. This parcel is timber.

Wright;

Original offer of \$65,900 with increase to \$5,200 per acre the

revised offer is \$71,339. This parcel is crop.

Dyer

Original offer of \$131,800 with increase to \$5,200 per acre the

revised offer is \$142,813. This parcel is crop.

Review Documentation

Parcel 64002 - Wright Job No. 82106LND Edgar County

Mr. Cunningham's report is thorough and well supported for the scope of the assignment as "whole take" acquisition appraisal. There have been some more recent sales of similar types of Class I cropland in the general area that may not have been available at the time of his research of the Edgar County records.

Sale 8 is a private treaty sale of 50 acres of unimproved cropland located less than a mile to the south and west of the airport at the southeast corner of Route I and 1500N. There were no improvements on the farm at the time of the sale and the majority of the soils were Drummer-Flanagan with a small knoll of Dana silt loam, for an estimated p.i. of 143. There is a small grass waterway near the northeast corner of that land which takes a little land out of production and it does have frontage on two roads which reduces the net area of tillable land slightly, but topography and overall market appeal is very similar to subject.

Sale 9 is a very recent closing on four tracts of good cropland in Buck and Paris Townships less than ten miles to the south and west of subject. This land was sold through a local broker with exposure to the multiple listing service as well. It was only on the market for sixty five days and sold at the original asking price of \$5,100 per acre. Almost all of this land was tillable cropland with a preponderance of Drummer-Flanagan soils. The only improvements were a single grain bin and an older pole frame machine shed of marginal utility due to its size.

Sale 10 involves unimproved cropland near Brocton in Shiloh Township about fourteen miles west of the airport. This land had also sold in January, 2007 for \$4,700 per acre with no changes since the date of sale other than a growing crop, presumed to be the tenant's. This land is entirely tillable cropland except for that part in dedicated public roadway and a small grass waterway. Soils and overall productivity are very similar to subject with a preponderance of Drummer silty clay loam with segments of Elburn, Flanagan, Proctor and even a small piece of Wyanet in the northeast corner. A relatively distinct knoll lies just north of this farm which appears to surface drain onto the northern portions. Evidence of some ponding along the west side of this land is apparent on the soil map aerial photography.

Sale 11 is another more recent transaction in Edgar Township involving a large tract of largely unimproved land one mile south of Horace and less than a mile from the airport. This land had been advertised for the last few years, but was always priced at the upper

end of the market. Apparently the buyer was motivated by a 1031 exchange situation. It lies between 1500N and 1600N between one half and two miles west of Route 1 and less than a mile from the airport. Although some of this land had been pasture in the past, it is almost entirely tillable cropland presently. There are portions of it bisected by the Willow Creek drainage pattern that has been pasture land in the past, but virtually all of that has been converted to cropland. There is also sixty acres of this land a little further south in Paris Township at the southwest corner of Cherry Point Road and 1400N. The only improvements were a set of three grain bins in the southeast corner of Section 3 and a couple of older frame sheds that had apparently been part of a cattle feeding operation in the southwest part of Section 2. Soils are somewhat mixed with more rolling, lighter types along the drainage pattern, but are still primarily dark prairies soils, predominately in the Drummer-Flanagan association capable of excellent production.

Sale L-2 in Mr. Cunningham's set of sales is a January, 2007 transaction involving unimproved cropland east of Route 1 and a couple of miles south of Route 36 less than five miles from the airport. While this tract of land is entirely tillable, Class I cropland, the immediate neighborhood is more rolling, less productive land along the tributaries to Brouilletts Creek. Soil mapping shows a segment of eroded Wingate and a couple spots of Dana soil among mostly Drummer soil at the sale, but slopes are gentle and the eroded area is not obvious. Topography is much like subject with a swale that appears to carry surface water from adjacent land to the north and west across and on to the south. Some evidence of ponding is indicated on the aerial photography.

Market conditions since January, 2007 have improved by approximately three per cent for East Central Illinois "good" farmland according to the Agricultural Newsletter from the Federal Reserve Bank of Chicago, AgLetter.

Incorporating these sales, along with the L-2 sale by Mr. Cunningham into a grid sheet summarizing the adjustment process follows. The L-3 sale is not included because it was not exposed to the market and clearly deviates from the norm for some reason. L-4 produces results very similar to L-2, but it was not an openly advertised sale.

Sale No.		8	9	10	11	L-2
Address/Legal		pt NE 12- 14-12	pts 19-20, 28, 31-14-12	part NW & SW 30-15-13	pts 15, 1 & 2- 14-12	pt SW 9- 15-11
Date		Jun-07	Jul-07	Jui-07	Jan-07	Jan-07
Price/Acre		\$5,000	\$5,100	\$4,917	\$5,100	\$4,450
Acres	13.719	50	301.91	100.34	674.55	40
Total Price	ĺ	250,000	1,539,741	493,393	3,440,205	178,000
Pl, % tillable	135, 99	143, 98%	141, 98	143, 98%	,78	142, 98
Improvements	None	none	nominal	None	minimal	none
_	~	_	,			
Time		0	0	. 0	135	135
Location		0	U	0	0	ņ
Conditions	Fee	Ď	Ü	0	Ü	0
Land		0	. 0	Ü	0	0
% tillable		0	. 0	0	0	0
P.I.		-200	-150	-200		-175
topography		0	0	0	0	50
non-tillable		0	0	Ō	0	0
Improvements		. 0	. 0	Ō	0	0
Other				0	0	0
Net Adjustment		-200	-150	-200	135	10
Indicated Value		\$4,800	\$4,950	\$4,717	\$5,235	\$4,460

Also of interest is a December, 2006 public auction sale of land in Kansas Township at \$4,650 per acre. While this land is not in the immediate vicinity of any of subject's land, it was a well advertised auction with wide spread interest. It lies between Dudley and Kansas at the northwest comer of 800N and 450E. Most of the 305 acres, 291.7 or 96%, is tillable N.H.E.L. cropland, but it is divided by a waterway and a segment of Hickory Grove Creek runs across the southeast corner taking some thirteen acres out of production in wet, brushy timber. Drummer-Flanagan soil comprises most of the tillable land, but there is some Dana, Wyanet, Wingate and Xenia soils as well bringing the estimated p.i. down slightly to 140. Two older, but functional grain bins were included with a total storage capacity of approximately 20,000 bushel.

Given recent trends in sales of Class I cropland throughout East Central Illinois it is reasonable to select the upper midpoint of the range as the most appropriate point of value for this 13.719 acres of land at \$4,800 per acre or \$65,900.

Ву

Philip B. O'Bryan Certified General Appraiser

553.000221



		Route: Section: Project: Job No.: County Parcel No.:	Edgar County Airport 6-14-11 82106LND Edgar 64002	
	☑ Original ☐ Supplemental		☑ Detailed ☐ Non-Complex	
The	e undersigned hereby certifies:			
1.	That on 7/22/2007 , I visually inspect described in the attached appraisal. ☑ I am/ ☐ I am that may impact the value of the subject property.		and comparable sales selected, analyzed and y additional sales data or additional information	
2.	That I have no direct or indirect present or contemplated any benefit from the acquisition, and I have no personal	d future persona l interest or bias	al interest in the property described therein or in 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.			
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 devi in conformity with the Uniform Standards of profession described herein.	eloped and this onal Appraisal I	review report 🛛 has/ 🗌 has not been prepared Practice and are based on the scope of work	
7.	That I have given consideration in this review to the remainder, if any, to the extent allowed under II noncompensable items of damage under Illinois law ha	llinois statutes;	and that as near as can be determined	
8.	That the attached appraisal report submitted by Bradundersigned. In accordance with 49 CFR 24.104, the a	ley D, Cunningh attached apprais	am has been reviewed by the all meets one of the following categories:	
	Rejected Value - Appraisal does not meet Accepted Value - Appraisal meets all requi Approved Value - Appraisal meets all requi	irements, but is:	not selected	
9.	In the event that I have completed my own independent information and data or I have documented the attached appraisal report. Otherwise, this review has been base	ed appraisal, thi	s will be so stated in the accompanying review	

Printed 11/6/2007 Page 1 of 3

record for this appraisal report.

LA 20310 (Rev. 10/06) (Formerly BRW 316)



10. That my conclusions of value for the subject property as of	, are as follows:	
Fair Market Value of Whole Property	\$ <u>.</u>	65,900
Fair Market Value of Property Taken (including improvements) as		
a Part of the Whole (31A)	\$	65,900
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ _.	0
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u></u>	0
Damage to Remainder (31C)	\$	0
Compensation for Permanent Easement(s) (31 B)	\$	0
Compensation for Temporary Easement(s) (31E)	\$	0
Excess Land to be Acquired (31F)	\$	0
Total Compensation	s	65,900
		,

District Review Appraiser

Certified General

Type of License

Approved:

Regional Conter

Date

11/06/2007

Date

153,0000221

Expiration Date

1/1->

Date

Printed 11/6/2007 Page 2 of 3 LA 20310 (Rev. 10/06) (Formerly BRW 316)



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); and 4, a signed certification (Page 2 of this Appraisal Review Certification).

Date of the review: 11/6/2007	
Property and ownership interest: fee simple	
Date of work under review: 5/17/2007	
Effective date of the opinion or conclusion of the work under review:	11/06/2007
Appraiser(s) who completed work under this review: Bradley D. Cu	nningham

Work Rule.

Scope of Work:

In estimating the Market Value of the subject property the appraiser inspected the property from a road view, examined aerial photography, soil maps and topographic maps and discussed the property with the original appraiser, Mr. Cunningham. County Department of Agriculture, U.S.D.A., offices were visited to obtain aerial photography and records regarding the tillable acreage and yield history as well as soil mapping. Records at the Supervisor of Assessments, Treasurer and Recorder of Deeds in the County Courthouse were investigated for information regarding subject property as well as comparable sale activity. Local Realtors, auctioneers, Multiple Listing Services, other appraisers, attorneys and bankers involved in the buying, selling and leasing of farmland have also been consulted over the years by the appraiser in compiling market data.

After all relevant information is obtained, it is analyzed through the application of the Market or Sales Comparison approach to value. The various attributes of subject property are compared to the comparable sales in light of information collected in the research phase of the project. Adjustments based on market abstractions and trends are applied to the most comparable sales available in arriving at individual indications of value from each of the sales. These indications are then correlated and reconciled into a final conclusion of market value. The Cost or Summation and Income Approaches to value are not generally utilized on this type of real estate due to the fact that neither produces reliable appraisal results and are not recognized in eminent domain proceedings in the State of Illinois.

In the case of partial acquisitions under Illinois eminent domain law the conclusions of market value are further analyzed into the contributory value of the part to be acquired, remainder values before and after the acquisition and damages to the remainder. In the specific case of this parcel the plat indicates the taking to be a whole take, therefore those additional steps were not necessary.

This review incorporates more precise areas as depicted on plat provided 11-5-2007, and supercedes the July 27, 2007 review.

Printed 11/6/2007 Page 3 of 3 LA 20310 (Rev. 10/06) (Formerly BRW 316)



Appraisal Report

	Take: Whole Partial	Other 🗍	Route:	N/A	
	Original X Supplemental		Section:	6-14-11	
tati		•	Project:	Edgar Co. Airport	
tati				82106LND	
tati			County:	Edgar	·····
tati				023EDGA064002	
	This report consists of 12 pages.				
				wik aida afiska Aimaw Da	ad Edmar
•	Location and Address: South of and adjacent to Township, Edgar County, Illinois.	the Edgar County A	uport, along the No	rth side of the Airport Ro	au, cugai
•	Identification: The subject property is an unimp of the Airport Road and the main entrance drive to	proved 13.7 acre parc to the Edgar County A	el that is situated at irport. It is 100% ti	the Northeast corner of t llable.	he intersection
•	Present Owner(s) Names, Address and Telephone number.	: Mary Lou Wrigh	t, et al 15496 Airpo	rt Rd., Paris, IL 61944. N	lo telephone
	Tenant's or Lessee's Names, Address and Teleph	one: N/A			
	Person Interviewed: N/A	Interv	ewed by: N/A		
		oc -	HO	L PI	
•	Farmland Preservation Act: CL FS FS	OC		OL II	·
	Present Use: Agriculture		Use Before Taking	Agriculture	
	Zoning: N/A	Highest and Best	Use After Taking	Agriculture	
	Califord Barrents Salas Barrel (Tout 5 yrm Boovsin	ed) If none, chec	i⊾ 1∇1		
<u>. </u>	Subject Property Sales Record (Last 5 yrs. Require for Grantee Date	Doc. No. R.S.		Price V	erified By
ıaı	tor Grantee Date	1000, 110.	100.11100		
	if any, to the remainder; and the total just comper Definition of Fair Market Value: "That price w buyer is not compelled to buy and the seller is not	hich a willing buyer			
	Statement of Contingent and Limiting Condition	ons is Required.			
•	Date of Signature 05/18/2007		11	•	
	· ·		<u> </u>	· ·	
		124	Signature of Appra	iiser	
	Type of License Certified General	Lic, No.	Signature of Appra		09/30/2007
		Lic. No.	11	Exp. Date	09/30/2007 Sq.Ft.
	Sue		153-000053-	Exp. Date	
	Area of Whole Property	nmary	153-000053-	Exp. Date	
	Area of Whole Property Area to be Acquired in Fee Simple Title	nmary	153-000053-	Exp. Date Acres 13.700	
i.	Area of Whole Property Area to be Acquired in Fee Simple Title Area to be Acquired by New Dedication	nmary	153-000053-	Acres 13,700 13,700	
	Area of Whole Property Area to be Acquired in Fee Simple Title Area to be Acquired by New Dedication Area Acquired by Previous Dedication	nmary	153-000053-	Acres 13,700 13,700 0,000	
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•	Area of Whole Property Area to be Acquired in Fee Simple Title Area to be Acquired by New Dedication Area Acquired by Previous Dedication Area to be Acquired for Additional R.O.W. Area to be Acquired by Permanent Easement(s)	nmary	153-000053-	Exp. Date Acres 13,700 13,700 0,000 0,000 0,000	
	Area of Whole Property Area to be Acquired in Fee Simple Title Area to be Acquired by New Dedication Area Acquired by Previous Dedication Area to be Acquired for Additional R.O.W.	nmary	153-000053-	Acres 13,700 13,700 0,000 0,000 0,000 0,000 0,000	
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	Area of Whole Property Area to be Acquired in Fee Simple Title Area to be Acquired by New Dedication Area to be Acquired by Previous Dedication Area to be Acquired for Additional R.O.W. Area to be Acquired by Permanent Easement(s) Area to be Acquired by Temporary Easement(s) Area of Remainder Final C	nmary Conclusion of Value	153-000053-	Acres 13.700 13.700 0.000 0.000 0.000 0.000 0.000 0.000	Sq.Ft.
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	Area of Whole Property Area to be Acquired in Fee Simple Title Area to be Acquired by New Dedication Area Acquired by Previous Dedication Area to be Acquired for Additional R.O.W. Area to be Acquired by Permanent Easement(s) Area to be Acquired by Temporary Easement(s) Area of Remainder Final C Fair Market Value of Whole Property For Partial Ta' Fair Market Value of Property Taken (including i	Conclusion of Value	153-000053-	Exp. Date Acres 13,700 13,700 0,000 0,000 0,000 0,000 0,000 0,000 0,000	\$60,00 \$60,00
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1. General Description

Location	Schools				
Side of Street: North	Grade; Public				
Distance and Direction To	High: Public				
Nearest Markets: 7 Mi. NoChrisman/7 Mi. SoParis	· · · · · · · · · · · · · · · · · · ·				
Nearest City: 7 Mi. NoChrisman/7 Mi. SoParis	Churches				
Downtown: 7 Mi. NoChrisman/7 Mi. SoParis	Located in Paris and Chrisman				
Section of City: N/A-Rural location					
Neighborhood					
% Built-Up: 5	Transportation				
Type of Buildings: Residential & commercial	No public				
Price Range: \$40,000 to \$300,000					
Age Range: 0 to 100+ Years	Site Data & Utilities				
Appearance: Varied	Shape: Irregular-see plat				
S.P. Adjoined By: Airport & farmland	Topography: Level				
Present Access	Curbs, Gutters: None				
Airport Road	Walks, Drives: None				
	Drainage: Adequate				
	Street: Oil and chip				
S.P. Conformity: The subject is smaller, yet	Alley, if any: None				
an otherwise typical farm parcel	Gas: None				
for the area.	Sewer: None				
Income Level: Modest	Electric: Public				
Property Trend: Stable	Water: None				

2. Narrative Analysis of Entire 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. (Use additional sheets as required.)

The subject neighborhood is a rural one that is situated midway between the communities of Paris and Chrisman. Paris is the county seat and is located 7 miles to the South. The predominant land use remains non-irrigated cropland. Single family homesites are sparsely scattered throughout the area. Dwellings are relatively older and exhibit a wide range of style and condition. Commercial development is generally limited to the area immediately surrounding the Edgar County Airport.

The subject site is situated at the Northeast corner of the intersection of Airport Road and the main entrance drive into the Edgar County Airport. The site is irregularly shaped and has 1,278.14 feet of frontage along the North side of the Airport Road. The site has a total land area of 13.7 acres. The site is essentially level and is unimproved. It is presently used as farmland. The site is bordered to the West and North by the Edgar County Airport property, to the East by another unimproved farm parcel and to the South by the Airport Road. The site has access to public electric service only. The site is not covered by a zoning ordinance. The site includes a near even mix of the Drummer, Flanagan and Wingate soil variants. It's estimated productive potentials for corn and soybeans are 166/53 bushels per acre.

The subject property is felt to be at its highest and best use, or non-irrigated cropland. The appraiser attempted to contact the property owner, Mary Lou Wright via mail, however a response was not received prior to the date of the property inspection, or May 17, 2007.

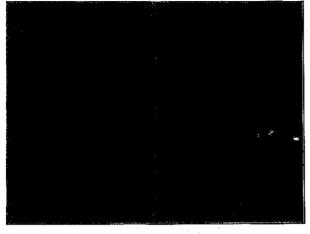
Parcel No. 064002 Project Edgar County Airport Page 2 Appraiser Bradley D. Cunningham





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. Date the photograph was taken, which direction the camera was facing when the picture was taken, brief description of the subject of the photograph and initials of the person taking the photograph must be shown on the back of the photograph. Please use the format below for identifying the photographs.



Date of Photograph: 05/17/2007

Photograph By: BDC

Camera Facing: South

Description: Subject property viewed from

airport entrance drive.



Date of Photograph: 05/17/2007

Photograph By: BDC

Camera Facing: Southeast

Description: Subject property viewed from

airport entrance drive.



Date of Photograph; 05/17/2007

Photograph By: BDC

Camera Facing: Northeast

Description: Subject property viewed from

airport entrance drive.

Parcel No.:

Project No.

Edgar Co. AP Page:

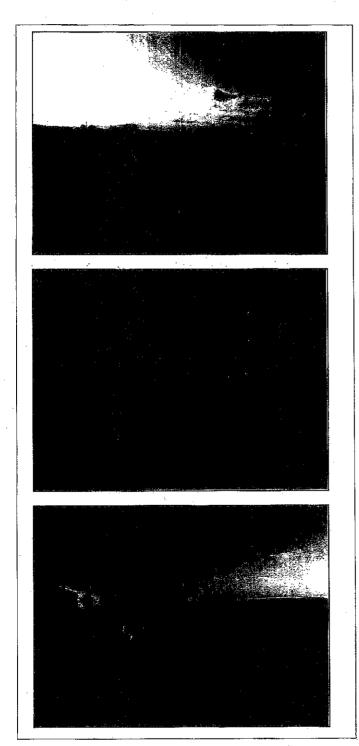
Appraiser Bradley D. Cunningham





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. Date the photograph was taken, which direction the camera was facing when the picture was taken, brief description of the subject of the photograph and initials of the person taking the photograph must be shown on the back of the photograph. Please use the format below for identifying the photographs.



Date of Photograph: 05/17/2007
Photograph By: BDC
Camera Facing: Southeast
Description: Airport Road
· ·
·

Date of Photograph: 05/17/2007
Photograph By: BDC
Camera Facing: Northwest
Description: Airport Road
·
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Date of Photograph: 05/17/2007
Photograph By: BDC
Camera Facing: North
Description: Entrance to Edgar County Airport
•

Parcel No.;

Project No.

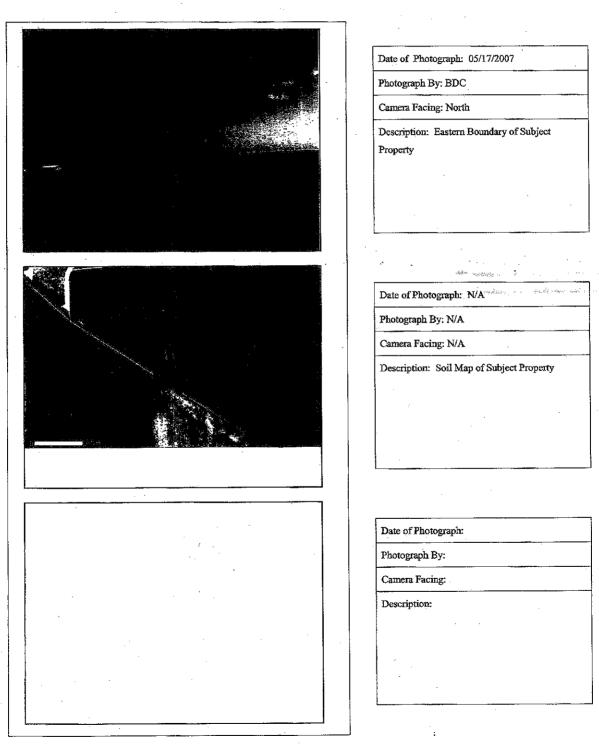
Appraiser Bradley D. Cunningham





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. Date the photograph was taken, which direction the camera was facing when the picture was taken, brief description of the subject of the photograph and initials of the person taking the photograph must be shown on the back of the photograph. Please use the format below for identifying the photographs.





Narrative Analysis of Taking

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, 5. any other special features or unusual characteristics.

It is proposed to acquire the entire subject property (13.7 acres) in fee simple interest as part of the project.

Parcel No. 064002 Project Edgar Co. AP Page 6 Appraiser Bradley D. Cunningham



						*						
	•		Ве	fore Takin	g 🖾		After Tak	ing 🔲				
	Agricultural	\boxtimes		Residentia	1 🔲		Commerc	ial 🔲		Indus	trial []
				(Plus if	Subject i	s Better) (Mir	nus if Subje	ct Poore	r)			
	•		-			djust TO the			,			
	Comparable	Sale Dat	a Sheets:			Attach	ed 🔲 In	Sales B	ook 🛚			4
	•		Subject		Sale No.	.T-2	S	ale No. l	13	· Sz	ale No. I	4ء
1.	Grantor	-			Glithere	The same of the sa			& Trust		Tsakiri	
1.	Grantee				Kautz		Lore	nzen & '	Taylor		Kaut	2
	Address			Edgar Tw	vp. 9-15-1		Edgar Tw	p. 5-15-	11	Paris Twp). 4 –13–1	12
	or Location									•		
	Date of Sale				1/24/200			01/05/20			12/11/2	
	Sale Terms Size	F	//////////////////////////////////////		Armsleng 40.000			Armslen 35.3	gth		Armsler 73.1	ıgtir.
	Total Sale Price				\$178,00			\$141,20	00		\$314,3	30
	Indicated Sale	Price per			\$4,450.0			\$4,000.	00		\$4,300	.00
	Acre 🗵 Sq.F	t. 📙 F.F	الـا		<u> </u>	A dime					A	
2.		<u> </u>			1%	Adjust \$ Amt.	ments	%	\$ Amt.		%	\$ Amt.
4.	Property Right			FS			FS			FS		
	Adjusted Price					4,450.00	Conv.		4,000.00	Conv.		4,300.00
	Financing Adjusted Price			Conv.		4,450.00			4,000.00			4,300.00
	Conditions of S	Sale		Normal			Normal			Natural		
	Adjusted Price Market Conditi			Normal		4,450.00	Normal		4,000.00	Normal		4,300.00
	Adj. Unit Price					4,450.00			4,000.00			4,300.00
	Location	Average		Similar			Similar	ļļ.		Similar 73.1 Ac.	-5.0	215.00
	Size Sewer/Water	13.7 Acr None	es	40 Ac. Similar	 		35,3 Ac. Similar			Similar	-5.0	213.00
	Zoning	None		Similar			Similar			Similar		
	Topography Access	Level		Level Similar			Level Similar			Level Similar	1	
	Prod. Est. C/S	Average 166/53		172/56	-5.0	222.50		-5.0	200.00	169/54		
					-						+	
		<u></u>	. "	1	1							
	Net Adjustmer			-5.00%	\$	222.50	-5.00%	\$	200.00 3,800.00	-5.00%	\$ 777 g	215.00 4,085.00
	Indicated Sale	Price				4227.50			3,800.00		<i>#</i>	4,065.00
	Indicated Val				///s	4,227.50		<u>///</u> \$	3,800.00		<u> </u>	4,085.00
	Three items ab	ove are p	er I	Acre 🛛 S	Sq.Ft. 🗌	F.F.		,				
3.	Explanation of	Adjustm	ents. (Go	To Page 2)	د(
	Analysis and C	1	- af ⁱ Tmdlaa	tad Volum	The un	war and of the	emmore or	\$4.200 n	er acre annes	rs to best to	enresent	conditions
4.	existing at the	subject p	operty on	the effective	ve date of	the appraisal	·	⊅ -1,2.00 р	or avic appea	10 10 0001	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	£.,	•	•	-								
												•
5.	Estimated Val	ue of Lan	d:	\$4,200	Per A	Асте		Pe	r Sq.Ft.			Per F.F.
6	Estimated Sub	iect Dron	erty I and I	Value								
6.	•		Ŧ		~ ^	4 200 00	, D ⊠•	[]e.	. E 4 ∏00	_		\$57,540
	13.700	<u> X </u> Acre	: Sq. Ft.	<u>, ш</u> к.ғ.	@ \$	4,200.00	Per ⊠A	creSX	Į. Ft. ∐F.F.			ن در بار در /del>
						-						
	Parcel No.	064002	Projec	et Edga	ır Co. AP	Page7	_Appraise	r	Bradl	ey D. Cum	ingham	

Exhibit 2.02-2A

Land Only Grid

3. Explanation of Adjustments. Comparable sale L-4 is a larger farm parcel. These tend to produce higher unit selling prices because of their iherently superior economies of scale as opposed to smaller parcels such as the subject's. The appraiser has applied a 5% adjustment to reflect this superiority to the subject property. Comparable sales L-2 and L-3 have generally superior soil variants to the subject's and have received 5% adjustments to reflect the same.

arcel No. 064002 Project Edgar Co. AP Page 8 Appraiser Bradley D. Cunningham



BRW 742-12 (Rev. 6/00)

Income Approach (Farm)

Exhibit 2.02-2A

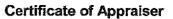
After Taking Before Taking **Property Information** Type of Farm (explain, stating principal crops and type of livestock raised) Non-irrigated cropland. Primary crops are corn and Detriments and Hazards (i.e. weeds, insects, overflow, hardpan or gravel subsoil, erosion, etc.) None apparent. rields (Ave. yields over last _____ years and abnormal and subnormal yields for the same period.)

Owner could not be contacted. Renewal Terms: Typical Actual _ Production Record: (Estimated earning power of farm) Owner's Price Owner's Yields, for Expected Yields Number (a) \$ Per Income Neighborhood Rent Rate Subject Property Cron Yield Bu or Ton Bu or Ton Yearly Average Per Acre Acres \$2,329 0 Com 166 Bu/Ac 13.7 Bu/Ac \$170 53 Bu/Ac \$170 13.7 Bu/Ac Soybeans Bu/Ac Bu/Ac Wheat Clover Ton/Ac Ton/Ac Pasture Timber Bldg. & Lot Waste \$2,329 Owner's Total Gross Income: Total Acres: **Expense or Operating Statement** Fixed Expense: Assessed Value Year 2005 Tax Real Estate Tax: \$94 Expected tax over a period of years Special Taxes (Drainage, etc.) per \$100 Valuation Insurance Coverage **Operating Expenses:** Management Utilities Seed Fertilizer Lime Storage Costs Harvesting Costs Marketing Costs Reserves for Maintenance and Replacements: Building Valuation @ Buildings Fences, wells, lanes, tiling, ditches & other improvements. \$94 Owner's Total Expense \$2,329 Owner's Estimated Annual Gross Income \$94 Owner's Estimated Annual Expenses \$2,235 Owner's Estimated Annual Net Income \$63,857 Indicated Value when Capitalized @ Explain and justify fully the remaining economic life of the building, economic rent, expenses, vacancy and rent loss, and the capitalization rate used. Attach a copy of any existing lease if possible. If not possible, explain the conditions in the lease. (Go To Page 2 if additional space is needed.) Prevailing market trends indicate \$170 per acre cash rent for the subject property and an overall capitalization rate of 3.5% Project Edgar Co. AP Page 9 Appraiser Bradley D. Cunningham Parcel No. 064002



Conclusion of Value

Before Taking 🛛		After Taking
	Summary of Valuation	•
1.	Indicated Value by Cost Approach	\$0
2.	Indicated Value by Sales Comparison Approach	\$57,540
3.	Indicated Value by Income Approach	\$63,857
4.	Analysis and Correlation of Approaches to Value: The cost approach is not applicable for the subject's property type. The market and income approach reasonably close range of values. The middle of this range is felt to be representative of the subjective date of the appraisal, or \$60,000.	oaches indicate a ct property on the



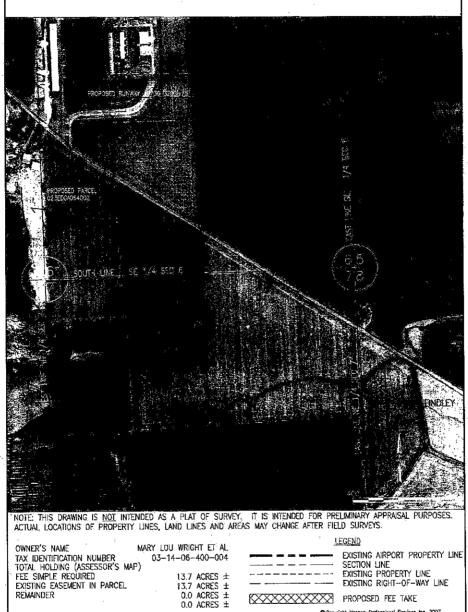


Additional Comments

Certificate of Appraiser

I, Bradley D. Cunningham	, hereby certify:
That on May 17, 2007	(include all dates) I personally inspected the property herein
	designated representative the opportunity to accompany me at the
ime of inspection. I have also made a personal field inspection	of the comparable sales relied upon in making said appraisal. The
ubject and comparable sales relied imon in making said appraisal	were as represented by the photographs contained in said appraisal
nd sales data sheets.	
	d correct and the reported analyses, opinions, and conclusions are
	and are my personal, unbiased professional analyses, opinions and
onclusions.	,
	nd this report has 🗌 has not 🔀 been prepared, in conformity with
he Uniform Standards of Professional Practice.	To some volton trans and transfer to the sound of the sou
	ection 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 as	sistance of federal-aid highway funds, or other federal funds.
That to the best of my knowledge such appraisal has been ma	ade in conformity 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
he value assigned to such property consists of items which are not	compensable under the established law of Illinois.
That neither my employment or my commensation for making t	his appraisal and report are in any way contingent upon the values
eported herein.	and apprendix and report are an analy 1107 to an angular apprendix and a second
	eal property prior to the date of valuation caused by the public
	bihood that the property would be acquired for such improvement,
other than that due to physical deterioration within the reason	nable control of the owner, was disregarded in determining the
compensation for the property.	
That I have not given consideration to, or included in my apprais	sal, any allowance for relocation assistance benefits.
	tion in value that favors the cause of the client or any related party,
	alt, or the occurrence of a subsequent event in order to receive my
compensation and/or employment for performing the appraisal. I	did not base the appraisal report on a requested minimum valuation,
or a specific valuation.	
	e real estate that were set forth in the appraisal report. If I relied on
ignificant professional assistance from any individual(s). I have I	named such individual(s) and disclosed the specific tasks performed
by them in the reconciliation section of this appraisal report. I cer	tify that any individual so named is qualified to perform the tasks. I
have not authorized anyone to make a change to any item in the	report; if an unauthorized change is made to the appraisal report, I
vill take no responsibility for it.	
That I have no bias with respect to the property that is the subject	t of this report or to the parties involved with this assignment.
That I have no direct or indirect present or contemplated future	e interest in such property or in any benefit from the acquisition of
uch property appraised.	
That I have not revealed the findings and results of such apprais	sal to anyone other than the proper officials of the Illinois Division
of Highways or officials of the Federal Highway Administration,	nd I will not do so until so authorized by state officials or until I am
equired to do so by due process of law, or until I am released from	this obligation by having publicly testified as to such findings.
That my opinion of the fair market value of the part taken and n	
May , 2007 is \$ 60,000	based upon my independent appraisal and the exercise of my
professional judgment.	output aparting many received and are all are all are all and are all are
ororestonal Judgment	1 11
•	Signature
	/ 2.5
Type of License Certified General Lic. No. 153-	0000534 Exp. Date 09/30/2007
•	
Parcel No. 064002 Project Edgar Co. AP Page	11 Appraiser Bradley D. Cunningham
BRW 742-18 (Rev. 6/00)	Exhibit 2.02-2A
•	·

ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF AERONAUTICS APPRAISAL PLAT PART OF THE SE 1/4 OF SEC 6, T14N, R11W, 2ND PM, EDGAR COUNTY, ILLINOIS





DO NOT RECORD

APPRAISAL PLAT PARCEL 023EDGA064002 EDGAR COUNTY AIRPORT PARIS, EDGAR COUNTY, ILLINOIS

HANSON # 82106LND

Edgar County Land Acquisition – Crosswind Runway Parcel Ownership

Purchased:

Parcel 023EGA064002 and 023EDGA064004 AE

The Descendants, per stirpes, of Charity Jane Weise, Mary Lou Wright, Ada Gertrude Varnex and Jane Adams, as tenants in common, subject to life estate of Charity Weise

Parcel 023EDGA314001 AE

Bank of Chrisman, as trustee under provisions of Trust #448. Robert A. and Carole A. Cheatham - 100% interest

Parcel 023EDGA062001

T. Bradley Tucker

Parcel 023EDGA064003

The estate of Marjorie Dyer, Deceased, and Philip L. Dyer as trustee of the John N. Dyer Residuary Trust

Parcel 023EDGA062003 AE

The Estate of Katherine Mott, Marian M. Powers and Nina M. Wunderlich

Not Purchased:

Parcel 023EDGA063001

The Citizens National Bank of Paris, as trustee under provisions of a Trust Agreement dated 4/25/97, and known as Trust #4095 (Chris Patrick)

Edgar County Land Acquisition – Runway Approach
Parcel Ownership

Purchased:

Parcel 023EDGA061001

Kevin B. & Karla Harper, husband and wife, as joint tenants

Edgar County Airport 15551 Airport Rd. Paris, IL 61944 Ph. 217-465-8474

September 16, 2008

HAND DELIVERY

Mr. T. Bradley Tucker

Re: Edgar County Airport

Land Acquisition

Parcel No. 023EDGA062001AE

Hanson No. 821-06LND

Dear Mr. Tucker:

The Board of Edgar County (Board) is in the process of acquiring land for airport purposes in the area of the Edgar County Airport. This requires the acquisition of an avigation easement over a parcel of land identified as Parcel No. 023EDGA062001AE consisting of approximately 7.366 acres, which we find in the public records as held in title by <u>T. BRADLEY TUCKER</u>.

The Board has contracted Hanson Professional Services Inc. (Hanson) to assist with the land acquisition process. Ms. Jodi Griffel is the Land Acquisition Specialist representing Hanson. Ms. Griffel will explain the various aspects of the land acquisition process, and attempt to answer any questions you may have concerning this transaction. She will furnish you with all the documents necessary to complete this process.

It is the mutual policy of the Board and Hanson to engage state certified appraisers to appraise the land and improvements to be acquired in order to arrive at its fair market value and to offer you the full amount of the approved value. You are being provided with a written Basis for Computing Total Approved Compensation and Offer to Purchase which summarizes the total approved compensation for the interest to be acquired. You are also being provided with a copy of the appraisal for your review.

The Board and the Illinois Department of Transportation, Division of Aeronautics have reviewed the appraisal in detail and have determined that the fair market value of the avigation easement over 7.366 acres of your property is \$12,600.00. This is explained in detail in the enclosed Basis for Computing Total Approved Compensation and Offer to Purchase. You will also be provided a pamphlet entitled "Land Acquisition for Public Airports," a Grant of Avigation Easement, a draft Plat of Survey and a title commitment.

Mr. T. Bradley Tucker Page Two September 16, 2008

Ms. Griffel will explain the airport land acquisition project, the need for the subject property, the specific effect on the subject property and will attempt to answer any questions you have concerning this transaction. However, she is unable to provide specific legal advice or legal referrals.

Sincerely,

Varlin D. Funkhowin For Jim Keller, Chairman Edgar County Board

Enclosures

cc: Ms. Kathy Comrie, Illinois Division of Aeronautics



Basis for Computing Total Approved Compensation and Offer to Purchase

,			Viihoi		
			<u>Edgar</u>		
			Parce	No. <u>023EDC</u>	SA062001AE
Owner(s) of Real Pro	perty: T. BRADLEY TUCKE	R			
Owner(3) of Near 110	porty. 1. Brandle 1 Tooks	1)			
, , , , , , , , , , , , , , , , , , ,					
Location of Property:	North of and adjacent to the	Edgar County A	Airport		
	Edgar County, Illinois				······································
	PIN: 03-14-06-200-004 (Se	e Attachment A	tor complete legal d	escription)	
The following has	been prepared in order to fully	inform you of th	e details of the acqu	risition of your p	roperty as
	sed improvement of the	Edgar County		e legal descriptio	
to be acquired is four	d on Attachment A.		•		
The amounte char	vn below are the full amounts	of the approved	values and are hace	ad on a fair mark	et value of the
property. A copy of the	ne appraisal is attached for you	ur review. The fa	air market val ue of t	he property to be	acquired is
estimated without reg	ard for any decrease or increa	se in the fair ma	rket value caused b	y the project for	which the property
	wever, the damage to the remain	alning pro <mark>pert</mark> y, i	f any, is estimated v	vith full consider	ation of the
proposed improveme	nt.				•
1. Existing Propert	y:				
Total area 60.	.900 (acres) mor	ro or lose			
Highest and bes					
ringricot direction	1100,000				
0 1 1 1 1 1	in die Fee Circula	· · · · · · · · · · · · · · · · · · ·			
2. Land to be Acqu	ired in Fee Simple:				
Take		0.00	(acres)		
	÷				
Total Take		0.00	(acres)	-	
3. Improvements a	nd/or Fixtures to be Acquired:				-
None.					
					····
r					
	<u></u>				

4.	Compensation for Land Acquired in Fee Simple:		
	Fair market value of the 0.00 (acres) to be acquired including all improvement whole property, based on an analysis of market data in the vicinity of the acquisition.	nts as \$	s part of the 0.00
	Damage to the remaining property as a result of the acquisition (if any)	\$	0.00
	Total compensation for property acquired in fee simple	\$	0.00
	Less cost of construction to be offset against total compensation	\$	0.00
	Net compensation	\$	0.00
	Benefits in the amount of \$ 0.00 have been estimated to the remaining propert been offset against any possible damages but have not been offset against any part of the conacquired.	y. Ti mper	nese benefits have esation for the part
5.	Compensation for Easements Including any Damages or Benefits:		
	Permanent/Avigation Easement - 7.366 (acres) for N/A (airport purpose)	\$	12,600.00
	Total compensation for easement (when applicable)	\$	12,600.00
6.	Total compensation for entire acquisition, which includes all interests in the land required for the airport improvement and damages to the remainder property, if any. (sum of 4+5)	\$	12,600.00
7.	Personal property (not being acquired) located in the proposed taking:		
	None		
acou	ou may want to retain and remove from the acquired property some, or all, of the improvement isition. If so, the following owner-retention values have been established for the improvement the total of the owner-retention values for the improvements retained will be deducted from the	s liste	ed above in item 3,
and			r-Retention Value
	Improvement	WIIC	-Retention value
N/A	\$\$ \$\$ \$\$		
	\$		
	ny agreement to retain such improvements does not convey with it a permit to move the impro ort property. Ms. Griffel will be happy to fumish information for your use in applyi led.	vem ng fo	ents on or over, any r a permit if one is
	Varley D. 2	2 -un	Shouse
		Spon	sor

summary, I hereby offer yo	County Airport Board as spo ou the sum of \$ <u>12,600.00</u> of other parties, liens, taxes	for the	nty Airport, and as outlined in the above a property described on the attached instruments b.	
			Land Acquisition Specialist	
			9-16-08 Date	_

EDGAR COUNTY AIRPORT

PARCEL NO. 023EDGA062001AE

ATTACHMENT A

LEGAL DESCRIPTION

Part of the East Half of Section 6, Township 14 North, Range 11 West of the Second Principal Meridian, Edgar County, Illinois being more particularly described as follows:

Commencing at the northeast corner of Section 6, thence South 88 degrees 08 minutes 15 seconds West, along the north line of the Northeast Quarter of Section 6, a distance of 553.43 feet to the point of beginning; thence South 13 degrees 27 minutes 23 seconds East, 949.08 feet; thence South 2 degrees 08 minutes 48 seconds East, 453.02 feet to a point on the south line of the north 20 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 6; thence South 88 degrees 08 minutes 11 seconds West along said south line, 291.56 feet to the southwest corner of the north 20 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 6; thence North 2 degrees 24 minutes 00 seconds West, along the west line of the East Half of the Northeast Quarter of Section 6, a distance of 1,382.80 feet to the north line of the Northeast Quarter of Section 6; thence North 88 degrees 08 minutes 15 seconds East, along the north line of the Northeast Quarter of Section 6, a distance of 111.55 feet to the point of beginning, containing 7.366 acres, more or less.

PIN: 03-14-06-200-004

GRANT OF AVIGATION EASEMENT

PARCEL 023EDGA062001AE

WHEREAS, T. BRADLEY TUCKER, hereinafter called the Grantor, is the owner in fee of that certain parcel of land situated in part of the East Half of Section 6, Township 14 North, Range 11 West of the Second Principal Meridian, Edgar County, Illinois, more particularly described as follows:

Commencing at the northeast corner of Section 6, thence South 88 degrees 08 minutes 15 seconds West, along the north line of the Northeast Quarter of Section 6, a distance of 553.43 feet to the point of beginning; thence South 13 degrees 27 minutes 23 seconds East 949.08 feet; thence South 2 degrees 08 minutes 48 seconds East, 453.02 feet to a point on the south line of the north 20 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 6; thence South 88 degrees 08 minutes 11 seconds West along said south line, 291.56 feet to the southwest corner of the north 20 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 6; thence North 2 degrees 24 minutes 00 seconds West, along the west line of the East Half of the Northeast Quarter of the Northeast Quarter of Section 6, a distance of 1,382.80 feet to the north line of the Northeast Quarter of Section 6, a distance of 111.55 feet to the point of beginning, containing 7.366 acres, more or less.

hereinafter called "Grantors' property", and outlined on the attached map (Exhibit 1);

NOW, THEREFORE, in consideration of the sum of Twelve Thousand Six Hundred and 00/100 dollars (\$12,600.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, administrators, executors, successors and assigns, do hereby grant, bargain, sell, and convey unto the County Board of Edgar County, hereinafter called the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way, appurtenant to the Edgar County Airport for the unobstructed use and passage of all types of aircraft (as hereinafter defined), in and through the airspace above Grantors' property above an imaginary plane, being a runway protection zone approach surface for Runway End 18, said surface being an imaginary plane rising and extending in a generally Northerly direction with a slope of twenty to one (20:1) (one foot of elevation for every twenty feet of horizontal distance); and the side transitional approach surfaces for Runway End 18 of said Airport, said surfaces being inclined planes with a slope of seven to one (7:1) (one foot of elevation for every seven feet of horizontal distance), both planes intersecting along common lines defined by Points G and H, and located directly above said Parcel 023EDGA062001AE as shown on the attached plat of survey and further described as follows:

The imaginary plane has an elevation of 691.6 feet above mean sea level, approximately 84.6 feet above the existing ground at Point A; and which imaginary plane has an elevation of 701.6 feet above mean sea level, approximately 97.6 feet above the existing ground at Point B; and which imaginary plane has an elevation of 695.0 feet above mean sea level, approximately 92.0 feet above the ground at Point C; and which imaginary plane has an elevation of 696.3 feet above mean sea level, approximately 56.3 feet above the ground at Point D; and which imaginary plane has an elevation of 654.6 feet above mean sea level, approximately 12.6 feet above the ground at Point E; and which imaginary plane has an elevation of 645.0 feet above mean sea level approximately 7.0 feet above ground at Point F; and which imaginary plane has an elevation of 672.0 feet above mean sea level, approximately 50.0 feet above the ground at Point G; and which imaginary plane has an elevation of 691.6 feet above mean sea level approximately 87.6 feet above ground at Point H; said Points A, B, C, D, E, F, G, and H being the outermost points of Parcel 023EDGA062001AE on the avigation easement, said avigation easement extends to an infinite height above the imaginary plane.

Said easement shall be appurtenant to and for the benefit of the real property now known as Edgar County Airport including any additions thereto wherever located, hereafter made by the County Board of Edgar

County or its successors and assigns, guests, and invitees, including any and all persons, firms, or corporations operating aircraft to or from the airport. Said easement and burden, together with all things which may be alleged to be incident to or resulting from the use and enjoyment of said easement, including, but not limited to the right to cause in all airspace above or in the vicinity of the surface of Grantors' property such noise, vibrations, fumes, deposits of dust or other particulate matter, fuel particles (which are incidental to the normal operation of said aircraft), fear, interference with sleep and communication and any and all other effects that may be alleged to be incident to or caused by the operation of aircraft over or in the vicinity of Grantors' property or in landing at or taking off from, or operating at or on said Edgar County Airport is hereby granted; and Grantors do hereby fully waive, remise, and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successor and assigns, due to such noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating at or on said Edgar County Airport.

As used herein, the term "aircraft" shall mean any and all types of aircraft, whether now in existence or hereafter manufactured and developed, to include, but not limited to, jet aircraft, propeller driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all types of aircraft or vehicles now in existence or hereafter developed, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air, by whoever owned or operated. The easement and right-of-way hereby grants to the Grantee the continuing right to prevent the erection or growth upon Grantors' property of any building, structure, tree, or other object, extending into the airspace above the aforesaid imaginary plane, and to remove from said air space, or at the sole option of the Grantee, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree or other objects now upon, or which in the future may be upon Grantors' property, together with the right of ingress to, egress from, and passage over Grantors' property for the above purpose.

The Grantors, for themselves, their heirs, administrators, executors, successors, and assigns, do hereby agree that for and during the life of said avigation easement, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any structure in the Runway Protection Zone that is an airport hazard or which might create glare or misleading lights or lead to the construction of residences, fuel handling and storage facilities, or smoke generating activities; and the grantors, for themselves, their heirs, administrators, executors, successors, and assigns, further agree they will not permit places of public assembly upon Grantors' property, such as, churches, schools, office buildings, shopping centers, restaurants, child care facilities, and stadiums.

AND for the consideration hereinabove set forth, the Grantors, for themselves, their heirs, administrators, executors, successors, and assigns, do hereby agree that for and during the life of said easement and right of way, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any building, structure, tree or other object extending into the airspace above the aforesaid imaginary plane, and that they shall not hereafter use or permit or suffer the use of Grantors' property in such a manner as to create electrical interference with radio communication between any installation upon said airport and aircraft, or as to make it difficult for flyers to distinguish between airport lights and others, or to permit any use of the Grantors' land that causes a discharge of fumes, dust or smoke so as to impair visibility in the vicinity of the airport or as otherwise to endanger the landing, taking off or maneuvering of aircraft. Grantors furthermore waive all damages and claims for damages caused or alleged to be caused by or incidental to such activities.

Grantee is required to comply with applicable regulations for threatened and/or endangered species.

During the harvest, Grantor has the right to any or all of lumber cut from area of the easement.

Coordination of harvesting and removal will occur between Grantor and Grantee at-least 10 business days

prior to actual date of harvesting, as determined by Grantee. If Grantor has no interest in lumber from the harvest, Grantee will remove cut lumber at Grantees expense from subject property.

It is specified and mutually agreed the original clearing, stump and root removal will be the cost of the Grantee. It is the Grantor's responsibility to keep the area in this easement clear of all growth. If the Grantor fails to keep this area clear and growth is allowed to penetrate the easement any cost to clear is the responsibility of the Grantor.

Grantor shall not hereafter use, nor permit, nor suffer use of the land, first above described, in such a manner as to create a potential for attracting birds and other wildlife which may pose a hazard to aircraft.

AND TO HOLD said easement and right of way, and all rights appertaining thereto unto the Grantee, its successors, and assigns, until said Edgar County Airport shall be abandoned and shall cease to be used for public airport purposes. It being understood and agreed that the aforesaid covenants and agreements shall run with the land and shall be binding upon the heirs, administrators, executors, successors and assigns of the Grantor until said Edgar County Airport shall be abandoned and cease to be used for public airport purposes.

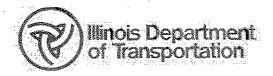
IN WITNESS WHEREO	F, the Grantor has	here unto set the	ir nand and se	eai unis	day or
T. BRADLEY TUCKER					
			(SEAL)		
			•		
STATE OF ILLINOIS)) ss.				
COUNTY OF EDGAR)	,			
BE IT REMEMBERED, undersigned, a Notary Pu	iblic in and for the	County and State, who is person	e aforesaid, ca nally known t	ame o me to be	the same person who
executed the within instru	ument of writing a	nd such person di	uly acknowle	dged the ex	ecution of the same.
IN WITNESS WHEREO written.	F, I have hereunto	set my hand and	affixed my s	eal, the day	and year last above
•					
Notary Public					
My commission expires			_, 20		



	•		Route: Section: Project: Job No.: County	Edgar Count 6-14-11: 82106LND Edgar	y Airport
	^ ·		Parcel No.:	64002	
	Original	x Sup ple mental		□ Detailed	☐ Non-Complex
Th	e undersig ned her	eby certifies:			
1.	described in the	/2008 , I visually attached appraisal. ⊠ I am/ the value of the subject property	I am not aware of any		sal es se lected, analyzed and data or additional information
2.		rect or indirect present or conte the acquisition, and I have no p			
	provided by the	d data reported by the review a author of the attached appro- and correct. No one has provide	isal report and any s	pecialty reports,	and that this information is:
‡ .	conditions state	es, opinions, and conclusions in d in this review report, and ave no bias with respect to the p	are my personal, un	iblased profe s sio	inal analyses, opinion s and
5.	my compensation the use of, this re	nation has been reached indepention has been reached indepention an action aview reports the relative reports as a second in the remains a second in the remains as a second in the rem	r or event resulting fro	m the analyses, ប	op inions, or o onc itisions in, o r
5.	That my analyse in conformity will described herein	s, opinions, and conclusions we thithe Uniform Standards of p	ere developed and this rofessional Appraisal F	review report⊠ l Practice and are	nas/ Thas not been prepared based on the scope of work
	remainder, if a	en conside ratio n in this review ny, to the extent allowed u litems of damage under tilinois	nder Illinois statutes,	and that as n	ear as can be determined
8.	That the attacher undersigned. In	d appraisal report submitted by accordance with 49 CFR 24.10	Bradley D, Cunningh 4, the attached apprais	am al meets one of t	has been reviewed by the ne following categories:
•	⊠ Acc	ested Value - Appraisal does no epied Value - Appraisal meets : roved Value - Appr aisal meets :	all require men ts, but is i	not selected	for acquisition purposes
9		at I have completed my own data or I have documented the			

Printed 8/2**7/2008** Page 1 of **3**

record for this appraisal report.



10. That my conclusions of value for the subject property as of 8/27/2008	, are as follows:	
Fair Market Value of Whole Property	\$	16 4,400
Fair Market Value of Property Taken (including improvements) as		,
a Part of the Whole (31A)	\$ -	
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$	164,4 00
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>.</u>	164,400
Demage to Remainder (310)	\$	0
Compensation for Permanent Easement(s) (31 B)	\$	12,600
Compensation for Temporary Easement(s) (31E)	\$	0
Excess Land to be Acquired (31F)		: 0
Total Compensation	4	12, 600
AJ 2005- 8/27/2008		
District Review Appraiser Date		
Gertified General 553,000221 Type of Dicense License Number	9/30/20 Expiration	
Approved: Regional Engineer	Date	



APPRAISAL REVIEW REPORT; In accordance with 49 CFR 24.104 and USPAP Standards Rule 3, a review appraisar 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), and 4, a signed certification (Page 2 of this Appraisal Review Certification).

Subject of the review	assignment:	Tucker property - 62001			
Date of the review:	8/27/2008			<u> </u>	
Property and owners	nip interest:	Avigation easement	CENTRAL COLLEGE CONTRACTOR CONTRA	- MARKET - MARKET - MARKET	
Date of work under re	view: <u>8/</u> 1	5/2008			
Effective date of the c	pjinio n o r cor	iclusion of the work under review:	6/06/2008		
Appraiser(s) who com	pleted work	under this review: Bradley D. Cu	nningham		

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

Scope of Work: In estimating the Market Value of the subject property the appraisar inspected the property from a road view, examined aenal photography, soil maps and topographic maps and discussed the property with the original appraiser, Mr. Cunningham. County Department of Agriculture, U.S.D.A., offices were visited to obtain aerial photography and records regarding the tillable acreage and yield history as well as soil mapping. Records at the Supervisor of Assessments, Treasurer and Recorder of Deeds in the County Courthouse were investigated for information regarding subject property as well as comparable sale activity. Local Realtors, auctioneers, Multiple Listing Services, other appraisers, attorneys and bankers involved in the buying, selling and leasing of farmland have also been consulted over the years by the appraiser in compiling market data After all relevant information is obtained, it is analyzed through the application of the Market or Sales Comparison approach to value. The various attributes of subject properly are compared to the comparable sales in light of information collected in the research phase of the project. Adjustments based on market abstractions and trends are applied to the most comparable sales available in arriving at individual: indications of value from each of the sales. These indications are then correlated and reconciled into a final conclusion of market value. The Cost or Summation and Income Approaches to value are not generally utilized on this type of real estate due to the fact that neither produces reliable appraisal results and are not recognized in eminent domain proceedings in the State of Illinois.

In the case of partial acquisitions under Illinois eminent domain law the conclusions of market value are further analyzed into the contributory value of the avigation easement before and after imposition of the easement as well as damages to the remainder as a result of the acquisition.

Review Documentation

Parcel 64001 - Tucker Job No. 82106LND Edgar County

Mr. Cunningham's report is thorough and well supported for the scope of the assignment as a partial acquisition appraisal. The opinion of highest and best use and value of the whole for the parcel as defined is accepted, but the valuation of the avigation easement as tantamount to fee simple acquisition gives cause for a difference of opinion.

After walking the easement area, examining the limits of the avigation easement and discussing the intended restrictions of the easement, it does not appear that the imposition of the easement will create a total loss of value. While the trees will be removed and the easement area will become a 'green grass area" according to Joe Worley of Hanson Engineering, that work will be done by the airport's contractor unless the owner desires to remove any part of the timber on his own, i.e. any marketable timber. Furthermore, there is a possibility that a building could be erected within the casement area. Approval of any building plans would be required by the F.A.A., with the primary concern restricting height to less than the clearances stated on the plat. While the grassland maintenance will fall to the landowner, any future tree growth removal will be the airport's responsibility.

Given then that this land will no longer be timber after imposition of the easement, alternative uses are considered. It is unlikely that any part could be reclaimed as ullable cropland, especially the north end which drops into a couple of drainage patterns or small ravines leading toward the stream to the north. Pasture use is a better fit with the terrain, but the cost of installing fence capable of containing stock is probably prohibitive. There may be conservation, recreational or wildlife habitat programs attached to the new farm bill that could apply to this area however. At a minimum it could have recreational appeal as game bird habitat and/or native prairie grass land.

In terms of valuation, these uses are not likely to command the upper tier of value for mixed acreage or timber ground in Edgar County. It is appropriate to view the value of the area within the casement after imposition of the easement at the lower end of the scale for this type of land. A little over a year ago a somewhat sparsely wooded pasture and cropland tract north of Scottland in Prairie Township sold for \$1,048 per acre at public auction, Sale L-14 attached. It was severed by a stream and featured lighter soils and rolling grass pasture. Time adjustment for the general increase in agricultural land value throughout East Central Illinois with offsetting downward adjustments for productivity and the easement cloud on title and utility brings that indicated value to around \$1,000 per acre which would indicate a remainder value for the 7.366 acres of \$7,300.

There being no damages to land outside of the avigation easement, the value of the easement is estimated by subtracting the value after from the value before as follows:

Easement area value b	efore	\$19,900
Easement area value a	fter imposition	7.300
Value of Easement		\$12,600

By:

Philip B. O'Bryan Certified General Appraiser

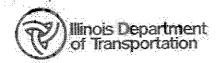
553.000221

August 27, 2008



Complex Appraisal Report

Take: Whole	Partial 🖾	Other [. <u>1465.21.22</u> . (46.37)	STORE MALE DEPLETE	
Original 🗵	Supplement	·,		ar County Astrons	
	•		County: Edg	3F	
	_		Parcel No: 1/23	DGA062001 AE	
3 (3 A A A A A A A A A A A A A A A A A	en e		A selection of the sele		
1. This report consists	of 10 pages		•		•
2. Location and Add	ress: North of and adjac	ent to the Edgar County A	Virport.		
3. Identification: T	he subject property is an un , wooded.	improved 60.9 acre parce	I that is situated North	of and adjacent to t	ье вігроп
4. Present Owner(s	Names, Address and Te	lephone: T. Bradley	Pucker, 13741 E 1700t	h Rd., Paris, IL 519 2	24. No te lephone
window of the control	ss's Names, Address and	Multiplication of deviate activities of the minimum of		Allen en e	
6. Person interviewed	N/A	intervie	wed by: NA		
	en Act: GL	ÖĞ	AL	Þ	
 Farmland Preservat FL 	P.	M.		OL	
	A CAMPANIAN CONTRACTOR OF THE PARTY OF THE P		lse Before Taking: 3		
	resional ne	Highest and Best	Use After Taking:	ecreational	
	de Desemble met 6 am P	amera) linose i	theck 🛛	•	
9. Subject Property St Century	lles Record (Las t 5 yrs, R Grantee Date	Doc. No. R.S.	Rec. Rrice	Přide V	effied By
5.716.0 776.1		A STATE OF THE STA			
owner by reason of	amages, if any, and bene fithe taking as of 06/06/2 Market Value: "That price	008_	:		
when the buyer is	not compelled to buy and	the seller is not compe	icd to sell."		rustrianurusta y papartautar ka
11. Statement of Cor	itingent and Limiting Co	onditions is Required	£		:
ing and the second seco	Caraca do casa das astras en	1/2 1	1/2		
12. Date of Signature	08/15/2008		Signature of App	raisor	
		/	95° V.S.		esa oferencia unuren
Type of License	Certified Gener	al Lic. No.	553,000534	Exp. Date	09/30/2009
•	Summ	ary		Acres	Sq.Ft.
13 Area of Whole Prop				60.900	
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		********************************		0,000	
	for Additional R.O.W.	and which in the contract of t	tile på til til til i tradit attribution	7.366	
Area to be Acquired	t by Permanent (Avigation)	casomon(s) ,	easur properties and the second of the second	0.000	
Area to be Acquire: Area of Remainder	I by Temporary Easement(s	AAREED SEERING OF THE PROPERTY SEERING AND ASSESSED.		60,900	
and the state of t					
14	l-ina.	Conclusion of Value			i i j
Fair Market Value o		X S K G C C C C C C C C C C C C C C C C C C			\$164,400
	For Partiel T	aking Include the Fol	lowing		
Feir Market Value o	of Pro perty Taken (including	euprovements) as Fart o			
Fat Market Value	of Remainder as Part of the of Remainder After the Takir	verene delote letung	accessored intermed	nenis	
	y remainger Aπer me l aktr .s. :	IG 92 Marps Wildered by K	waster descriptions of the	Property State of the State of	
Damage to Remain	rder Permanent (Avigation) Ease	mont(s)	rene analysis and a surprise description and the surprise and surprise		1 8 2 3 3 3 4 A
Compensation of	-empor ary E asement (s)	IIII III ainininini een een een een een een een ee			
The contract of the second sec	Carried States Service Services Control of the Cont	1995年1995年1995年1995年1998年1998年1998年1998年			\$19,900



1. General Description

Location	Schools
Side of Street: No street access	Grade, Public
Distance and Direction To	Riche Public
Nearest Markets: 7 Mi, No. Chrisman 7 Mi, So. Paris	
Nearest City: 7.Mi. No Chrisman 7.Mi. So, Fatis	Churches
Downsown: 7Mi, No. Christian 7Mi, So. Peris.	Located in Paris and Chrisman
Section of City: N/A-Runal location	
Neighborhood	40
Po Built-Up: 5	(ransportation
Type of Buildings: Residential & commercial	No public
Price Rang et \$40,000 to \$300,000	
Age Range: 0 to 100+ Years	Site Data & Villities
Appearance: Varied	Shape: Rectangle
S.P. Adjoined By: Airport & familiand	Topography: Level
Prosent Access	Curbs, Guners: None
No street frontage. Legal access assumed to exist via either	Walls, Drives: None
recorded or unrecorded ingress-egress easement.	Drainage: Adequate
	Stree. N/A
S.P. Conformity: The subject is completely wooded	Alley, if any: None
and lacks street frontage. It has only recreational potential.	Cas: None
A STATE OF THE STA	Sover, Node
Income Level: Modest	Electric: Public:
Property Trend: Stable	Valor None

2. Narrative Analysis of Entire 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. (Use additional sheets as required.)

The subject neighborhood is a tural one that is situated undway between the commutaties of Paris and Chrisman. Paris is the county seat and is located 7 miles to the South. The predominant land use remains non-irrigated cropland. Single family homestits are sparsely scattered throughout the area. Dwellings are relatively older and exhibit a wide range of style and condition. Commercial development is generally limited to the area introductely surrounding the Hidgar County Airport.

The anbject site is simated North of and adjacent to the Edgar County Airport. It has no street from sec, however, legal accress is assumed to exist via a recorded or unrecorded ingress-egrass casement. The site is very heavily wooded and has only recreational potential. There are no building improvements. The total land area is 60.9 acres.

The subject property is feit to be at its highest and best use, or recreational land. The subject property was physically inspected on June 6, 2005. The site was visued from the existing airport runway. Field conditions were exceedingly wet on the cate of the inspection. These conditions prevented a closer view of the subject property.



Photographs

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. Date the photograph was taken, which direction the camera was facing when the picture was taken, brief description of the subject of the photograph and initials of the person taking the photograph must be shown on the back of the photograph. Please use the formal below for identifying the photographs:

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		2017 1821 1 2 1 1831 121	en e	Date of Photograph: 06-06-2008
		발 -	100 ACC	Photograph By: BDC
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8.59				Descriptions: Subject property as viewed from
				airport sunway
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	and the second of the second			
		**************************************) il dano	
				Date of Photograph:
	,		December of the second	Photograph By:
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BRW 742-4A (Rev. 7/01)

062001

Parcel No.:

Exhibit 2.02-2A

Appraiser Bradley D. Cunningham



Narrative Analysis of Taking

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, 5, any other special features or unusual characteristics.

It is proposed to acquire an avigation takement off of the West end of the subject property. This includes 7,366 acres of land area and is irregularly shaped. Allowable obstruction heights (above ground level) at its corners are as follows: A-84.6°, B-97.6°, C-92°, D-56.3°; E-12.6°, F-7; G-50°, and H-87.6°.

The easement area will have any existing tree growth removed by the condemning authority. Additional restrictions upon future landuage within the easement area require the property owner to keep the area clear of tree growth and prohibit the placement of construction of any structures within the area.



Narrative Analysis of Remainder And After Value Estimate

Explain the effect of the taking on the remainder including such items as division of property, landbooking, change in highest and best use, proximity damage, access after taking, economic size, overimprovements, effect of construction features such as case and fills change in drainage or effect on existing drainage, effect of taking on lease agreements, special benefits, any other items that well explain the appraiser's operation 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 2.02-17 before using the cost or income approaches. When cost to cure is considered in valuing the remainder, major cost to cure items have to be supported, source of data shown and included in the appraisal. Use the appropriate pages from BRW 742 when one of the three approaches is used to support the after value.

There is no fee taking so the total land area will not be reduced. The easement area is almost completely surrounded by woored acreege. It has no street frontage and has no access to public utilities. While the highest and best use of the remainder will remain inchanged after the imposition of the easement, or recreational, the highest and best use of the land within the easement area will be significantly affected. Recreational acreege has a unique appeal within the area market that is interently associated with the presence of mature trees. The removal of these trees in combination with the easement area's physical and locational characteristics is felt to eluminate its recreational highest and best use. After the imposition of the easement, the land within the easement will have no effective unlity to the property owner. The highest and best use of the land within the resement area after the imposition of the easement is felt to be an assembling with the only other adjacent landowner, or the Edgar County Airport. The imposition of the easement is felt to result in a full dimension in value to the land within the easement area. In effect, it can be recognized as a complete taking

Fair Market Value of Remainder as Part of the Whole Before Taking	nts S
Danings to Remainder	

3	164,4	Q D.
.2	164,4	()():
\$		0



Address Browilletts Creek Township Bromiletts Creek Township 3-15-34 Browilletts Creek Township 3-15-34 Browilletts Creek Township 32-16-10 32-16-		Be	fore Takin	g 🗵		After Tak	ng 🛚				
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Sale No. 1-16 Sale No. 1-17 Sale No. 1-17 Sale No. 1-19		я.	(Plus if	Subject is Always Ac	Better) (Mir ljust TO the	ms if Subje Subject Pro	ct Poors perty	: (1:	,		·
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Section Sect		Subject		Sale No.	L-IÒ	S	ale No.			THE RESERVE AND PERSONS ASSESSED.	
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Armslength Arm		<i>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</i>	1	67.10.20	0.7		02-01-2	X08		77-20- 20	V
Total Sale Price	Sale Terms			Assas en	th.						
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Adjusted Price	Financing		AConv.	minns				2,519. 83			2,817
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Indicated Value of Subject Indicated Value of Adjustments. (Go To Page 2). Analysis and Correlation of Indicated Values. The comparable sales indicate a fairly close adjusted unit value range, with \$2,70 per acre appearing to be representative of the subject property on the effective date of the appraisal. Estimated Value of Land; \$2,700.00 Per Acre Per Sq.Ft. Per F. Estimated Subject Property Land Value: 60.9 Acre Sq. Ft. F.F. \$2,700.00 Per MAcre Sq. Ft. F.F. \$164,400					1400	J 802	12	in the section of the	4.404	K	1,31
Total Comparison of Subject Sq. Ft. F.F.	Net Adjustment (+ o Indicated Sale Price		VIIIIII	///s			(//s		VIIIIII	// <u></u>	2,740
Three terms above are per Acre Sq.Fi. F.F. Explanation of Adjustments. (Go:To Page 2). Analysis and Correlation of Indicated Values. The comparable sales indicate a fairly close adjusted unit value range, with \$2,70 per acre appearing to be representative of the subject property on the effective date of the appraisal. Estimated Value of Land: \$2,700.00 Per Acre Per Sq.Ft. Per Sq.Ft. Per F. Estimated Subject Property Land Value: 50.9 Macre Sq. Ft. F.F. @ \$2,700.00 Per Macre Sq. Ft. F.F. = \$164,400		**************************************		M			%	2 302 63		Øs	3,235
Explanation of Adjustments. (Go To Page 2). Analysis and Correlation of Indicated Values. The comparable sales indicate a fairly close adjusted unit value range, with \$2,70 per acre appearing to be representative of the subject property on the effective date of the appraisal. Estimated Value of Land: \$2,700.00 Per Acre Per Sq.Ft. Per F. Estimated Subject Property Land Value: 60.9			<i>VIIIIIII</i> Acre ⊠i	5g.Ft.		MININI I	enn"	STREET WAS SELL			
Estimated Subject Property Land Value: 60.9 MACRE Sq. Ft F.F. @ \$2,700.00 Per MACRE Sq. Ft F.F. = \$164,400	Annalysis and Correla	them of Trickle	ated Value	s The co	maparable sal moperty on th	es indicate se effective	a fairly date of	close adjusted the appraisal	l unit value	range, w	irb \$2,70
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Parcel No. 062001 Project Edgar-Co, AP Page 5 Appraiser. Bradley D. Cuaningham				<u> </u>	2,700.60	Per ⊠⁄	icre []	Sq. Ft. □F.F.		\$	164,400
Parcel No. 062001 Project Edgar Co. AP Page 6 Appraiser Bradley D. Cunningham		er Salan Santas	585	4		I en e				ALTYL.	W
	Parcel No. 062	001 Proje	ect Edg	ar Co. AI	Page_(5 Apprais	er <u> </u>	Brad	ley D. Cuar	ungham	i i

3. Explanation of Adjustments. Sales L-9 and L-10 are nearly one year old. The appraiser has applied 10% adjustments for time/market conditions to reflect the general trend of increasing land values over the part year, Larger parcels such as the subject's tend to sell for slightly higher unit values, so nominal size adjustments have been applied to each of the comparables. Comparable sales L-10 and L-7 involve pastureland which is superior to the subject's wooded acreage.

Parcel No. 062001 Project Edgar Co. AP Page 7 Appraiser Eradley D. Curmingham

BRW 742-5 (Rev. 6/00)



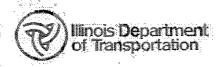
Conclusion of Value

Be	or Taking 🔯	After Taking [
	Summary of Valuation	
1.	Indicated Value by Cost Approach	
2,	Indicated Value by Sales Comparison Approach	\$164,400
34	Indicated Value by Income Approach	80
42	Analysis and Correlation of Approaches to Value: The cost and income approaches are not applicable for the subject's wooded acreage. The	market approach is the only



Valuation of Easements

	Essenvent No. 1	La sem ent	No.	Lascukut	NO.
Type of Easement	Permanent				
Purpose of Easement	Avigation-Clearance				
erm of Easement if Temporary	N/A				
tation to Station	ÑÃ			(((((((((((((((((((
and Classification	Recreational				
Present Use	Recreational				
Highest and Best Use	Recreational				
Area of Easement	7.366				Year F
Square First or Acres		Sq.Ft.	Acre 1	Sq.Ft.	Acre [
Building Improvements in Easement to be Acquired	N/A				
Land Improvements in Easement to be Acquired	NA				
and Improvements in Easement not to be Acquired		A CONTRACTOR OF THE CONTRACTOR	-	-	
	rty* Before the Imposition of I	ne E aseme nt()		164.40
Market Value of the Whole Prope Market Value of the Easement Ar	es(s) Before the Imposition of (he Ensement	8)	\$	
Market Value of the Whole Proper Market Value of the Easement Are Market Value of the Easement Are	ea(s) Before the Imposition of the	he Easement e Easement(s	Winners ex 1929 Vinnika ex 1944	\$	19,90
Market Value of the Whole Proper Market Value of the Easement Are Market Value of the Easement Are Diminution in the Market Value of	ea(s) Before the Imposition of the a(s) After the Imposition of the fascement Area(s)	he Easement e Easement(s	Winners ex 1929 Vinnika ex 1944	\$	164,40 19,90 19,90
Market Value of the Whole Proper Market Value of the Easement Are Market Value of the Easement Are	ea(s) Before the Imposition of the ca(s) After the Imposition of the feasement Area(s)	he Easement(s	Diametrica	\$ \$	19,90
Market Value of the Whole Proper Market Value of the Easement And Market Value of the Easement And Diminution in the Market Value of Market Value of the Property Out	ea(s) Before the Imposition of the ea(s) After the Imposition of the feasement Area(s)	he Easement(s re the	S)	\$ \$	19,90 19,90 144,50
Market Value of the Whole Proper Market Value of the Easement Are Market Value of the Easement Are Diminution in the Market Value of Market Value of the Property Out Imposition of the Easement(s)	ea(s) Before the Imposition of the ca(s) After the Imposition of the fasement Area(s). side the Easement Area(s) Before the Easement Area(s) After the Property Outside the Easement for the Property Outside the Easement Area(s).	the Easement(s e Easement(s ore the graph the Imposit	(a)	\$ \$ \$	19,90 19,90 144,50
Market Value of the Whole Proper Market Value of the Easement Are Market Value of the Easement Are Diminution in the Market Value of Market Value of the Property Our Imposition of the Easement(s)	ea(s) Before the Imposition of the ca(s) After the Imposition of the fasement Area(s). side the Easement Area(s) Before the Easement Area(s) After the Preparty Outside the Easement(s).	the Easement(s re the the Imposit	On	\$ \$ \$	19,90



Additional Comments

Certificate of Appraiser

I. Bradley D. Comingham		hereby certify:
That on June 6, 2008	(menude all dates) I personally inspected the pro-	erty herein
ppraised and that I have allowded the property owner of	or his/her designated representative the opportunity to accom-	openy me at the
into all inconsistion. I have also made a necessal field in	repection of the comparable sales relied upon in making said	aparass. The
ub ect and comparable sales relied upon in making said	appraisal were as represented by the photographs contained i	m said appraisal
est called data at some	188 B	11 - 11 - 11 - 11 - 11 - 11 - 11 - 11
That the statements of fact contained in the report at	re true and correct and the reported analyses, open ons, and	conclusions are
imited only by the reported assumptions and limiting co-	nditions, and are my personal, unbiased professional analyses	s, opinions and
on income		14.
That my analyses, opinions, and conclusions were dev	veloped, and this report has 🗵 has not 🗌 been prepared, in	contornaty with
he Umform Standards of Professional Practice.	andan ang ang ang ang ang ang ang ang ang a	casa a company
That I understand that such appraisal is to be used	I in connection with the acquisition of right-of-way for a	nichway to be
constructed by the state of lillinois with its funds and or w	with the assistance of federal-aid highway funds, or other feder	rai ilibus.
That to the best of my knowledge such appraisal has	s been made in conformity with the appropriate state laws,	contractions see
iodicies and procedures applicable to appraisal of right-o	Lway for such purposes; and that to the best of my knowled	Re the Institute or
he value assigned to such property consists of trems white	ch are noncompensable under the established law of Elinois.	nesses ilsa salmaa
	r making this appraisal and report see in any way condagent	ministratio venues
eparted herein.	aterial and and a second with the the Sale of reduction parties	n live the public
That any decrease or mercase in the fair market vi	alne of real property prior to the date of valuation cause by the likelihood that the property would be acquired for suc	si imakasisemeni
improvement for which such property is acquired, or o	the reasonable control of the owner, was discipanded in	determinant by
	HE TOUSONAUTE COMMON OF the Owner, was and operate of	NAME OF TAXABLE PARTY.
commensation for the property.	my appraisal, any allowance for relocation assistance benefits.	
That I may one commend to resent a weed stormered with	ne or direction in value that favors the cause of the client or a	ny related party.
That I was the release attracts the efficience of a few	scific result, or the occurrence of a subsequent event in ord	er to receive miv
remeans a contract employment for restoraing the size	graisal. I did not base the appealsal report on a requested min	imum valuation.
ra specific valuation.	GENERAL STREET, W. SAVORE MARKET STREET, STREE	
That I personally menaged all conclusions and opinion	ns about the real estate that were set forth in the appraisal repo	mt. If I relied on
sionificant professional assistance from any individualis	 I have named such individual(s) and disclosed the specific 	tasks performed
re there is the reconsilution section of this appraisal ten	yor. I certify that any individual so hanke is qualified to part	form the tasks.
nave not authorized anyone to make a change to any lie	em in the report, if an imanthorized change is made to the a	ppraisal report, /
will take no experientiality for it.		
That I have no hips with respect to the property that is	the subject of this report or to the parties involved with this a	ssig went.
That I have no direct or indirect present or contemple	ated future interest in such property or in any benefit from the	he acquisition of
and recorded by the state of the		133
That I have not revealed the findings and results of st	uch appraisal to anyone other than the proper officials of the	Illinois Division
of Highways or officials of the Federal Highway Admini	istration, and I will not do so until so authorized by state offic	mals or until Laun
required to do so by due process of law, or until I am rele	cased from this obligation by having publicly testined as to so	
That my opinion of the fair market value of the part ta	ken and not damage to the remainder, if any, as of the 61	n day of
June . 200 is \$ 19,900	based upon my independent appraisal and the exerc	ase of my
profess ional judgment		
•		
	Samone	
Type of License: Certified General Lic. N	No. 553.000534 Exp. Date 09/	/30/2009
Type of License Certified General Lic. A	80. 333.00m;	
Parcel No. 062001 Project Edgar Co. AP	Page 10 Appraiser Bradley D. Cunningham	
BRW 742-18 (Rev. 690)		Exhibit 2,02-2A
meronica com - ターター研究 (BASES NA SEE SEE SEE SEE SEE SEE SEE SEE SEE SE	•	nu liinki (m. 1908).AFRI.
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Edgar County Airport 15551 Airport Road Paris, IL 61944 Ph. 217-465-8474

September 16, 2008

VIA CERTIFIED MAIL (No. 7000 1670 0010 8988 6836)

Mr. Emerson L. Moore Beckett & Webber, P.C. 401 South Main Tuscola, Illinois 61953

RE: Edgar County Airport

Land Acquisition

Parcel No. 023EDGA062003AE

Hanson No. 821-06LND

Dear Mr. Moore:

The Board of Edgar County (Board) is in the process of acquiring land for airport purposes in the area of the Edgar County Airport. This requires the acquisition of an avigation easement identified as Parcel No. 023EDGA062003AE, consisting of approximately 5.497 acres, which we find in the public records as owned by <u>KATHERINE E. MOTT, MARIAN M. POWERS and NINA M. WUNDERLICH</u>.

The Board has contracted Hanson Professional Services Inc. (Hanson) to assist with the land acquisition process. Ms. Jodi Griffel is the Land Acquisition Specialist representing Hanson. Ms. Griffel will explain the various aspects of the land acquisition process, and attempt to answer any questions you may have concerning this transaction. She will furnish you with all the documents necessary to complete this process. You have provided written confirmation (dated September 3, 2008) to Hanson indicating you are currently retained by Katherine Mott, Marian Powers and Nina Wunderlich to represent them in connection with this transaction.

It is the mutual policy of the Board and Hanson to engage state certified appraisers to appraise the land and improvements to be acquired in order to arrive at its fair market value and to offer the full amount of the approved value. You are being provided with a written Basis for Computing Total Approved Compensation and Offer to Purchase which summarizes the total approved compensation for the interest to be acquired. You are also being provided with a copy of the appraisal for your review.

Mr. Emerson L. Moore September 16, 2008 Page Two

The Board and the Illinois Department of Transportation, Division of Aeronautics have reviewed the appraisal in detail and have determined that the fair market value of the avigation easement over 5.497 acres of the subject property is \$1,600.00. This is explained in detail in the enclosed Basis for Computing Total Approved Compensation and Offer to Purchase. You will also be provided a pamphlet entitled "Land Acquisition for Public Airports," Grant of Avigation Easement, a draft Plat of Survey and a title commitment.

Ms. Griffel will explain the airport land acquisition project, the need for the subject easement, the specific effect on the subject property and will attempt to answer any questions you have concerning this transaction. However, she is unable to provide specific legal advice or legal referrals. Please feel free to contact Ms. Griffel at (800) 788-2450, ext. 317 if you have any questions concerning this project.

Sincerely,

For Jim Keller, Chairman Edgar County Board

Enclosures

cc:

Ms. Kathy Comrie, Illinois Division of Aeronautics

Ms. Katherine E. Mott (via Certified Mail No. 7000 1670 0010 8988 6829)

Ms. Marian M. Powers (via Certified Mail No. 7000 1670 0010 8988 6812)

Ms. Nina Wunderlich (via Certified Mail No. 7000 1670 0010 8988 6805)



Basis for Computing Total Approved Compensation and Offer to Purchase

			Airport	Edgar County	y Airport
			<u>Edgar</u>	Count	•
		•	Parcel N	lo. <u>023EDGA</u>	062003AE
Aumerie) of Pool Dr	norte KATHEDINE	E. MOTT, MARIAN M. F	OWERS and NINA M	WHNDERLICH	
OMECI(3) OLIVER FIE	perty. IVATELLINE	INOTT, MARCANT NI. T	OVVERO and IVIII (IVI	TORDEREIO	
e ·					
Location of Property:					
	Edgar County, Illinoi				
	PIN: 03-14-06-200-	001 (See Attachment A	tor complete legal des	cription)	
The following has	been prepared in orde	r to fully inform you of th	ne details of the acquis	ition of your prop	erty as
	osed improvement of the	ne Edgar County	Airport, The le	egal description of	of the parcel
to be acquired is four	nd on Attachment A.			•	
The amounts sho	wn halow are the full ar	nounts of the approved	values and are based	on a fair market	value of the
property. A copy of t	he appraisal is attache	d for your review. The f	air market value of the	property to be a	cauired is
estimated without reg	ard for any decrease of	or increase in the fair ma	arket value caused by t	he project for wh	nich the property
s being acquired; ho	wever, the damage to t	he remaining property,	if any, is <mark>esti</mark> mated with	n full consideration	on of the
proposed improveme	ent.	•	* * * * * * * * * * * * * * * * * * * *		
Existing Proper	ty:			•	
	•				,
Total area 95 Highest and be		res) more or less	,		
righest and be	si use.		·	-	
) land to be Asse	india Facilitati				
2. Land to be Acq	uired in Fee Simple:	•			
Take		0.00	(acres)		
				•	,
Total Take		0.00	(acres)		
Improvements	an <mark>d/or</mark> Fixtures to be Ad	equired:		• ,	
.		٠.		·	
None.	-				
	<u> </u>				
	~				
				•	

4.	Compensation for Land Acquired in Fee Simple:	•	
	Fair market value of the 0 (acres) to be acquired include whole property, based on an analysis of market data in the vicinity of the action of		s as part of the
	Damage to the remaining property as a result of the acquisition (if any)		\$ 0.00
٠	Total compensation for property acquired in fee simple		\$ 0.00
	Less cost of construction to be offset against total compensation		\$ 0.00
	Net compensation		\$ 0.00
	Benefits in the amount of \$ 0.00 have been estimated to the been offset against any possible damages but have not been offset against acquired.	remaining property any part of the com	. These benefits have pensation for the part
5,	Compensation for Easements Including any Damages or Benefits:	•	
	Permanent/Avigation Easement - 5.497 (acres) for Runway protection zone (airport purpose)		\$ 1,600.00
	Total compensation for easement (when applicable)		\$ 1,600.00
6.	Total compensation for entire acquisition, which includes all interests in the the airport improvement and damages to the remainder property, if any. (st	land required for im of 4+5)	\$ 1,600.00
7.	Personal property (not being acquired) located in the proposed taking:		
	None		
-			
-			
acat	ou may want to retain and remove from the acquired property some, or all, usition. If so, the following owner-retention values have been established for the total of the owner-retention values for the improvements retained will be	r the improvements deducted from the t	listed above in item 3,
	Improvement		VIICH-I VEICHIUCH VAIGE
N/A		\$ \$	
		\$	
		\$	
 .		3	
A Airpo neec	ny agreement to retain such improvements does not convey with it a permit ort property. Ms. <u>Griffel</u> will be happy to furnish information for led.	to move the improv your use in applyin	ements on or over, any g for a permit if one is
		Varlin D. 7.	unblower
		S	ponsor

On behalf of the Edgar County Airport B	Board as sponso	or of Edgar County Airport, and as outlined in the above
summary, I hereby offer you the sum of \$	1,600.00	for the property described on the attached instruments
free and clear of all claims of other parties,	liens, taxes and	d encumbrances.

Land Acquisition Specialist

9-16-08

Date

EDGAR COUNTY AIRPORT

PARCEL NO. 023EDGA062003AE

ATTACHMENT A

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of Section 6, Township 14 North, Range 11 West of the Second Principal Meridian, Edgar County, Illinois, being more particularly described as follows:

Commencing at the northeast corner of Section 6, thence South 88 degrees 08 minutes 15 seconds West, along the north line of the Northeast Quarter of Section 6, a distance of 1,329.96 feet to the northeast corner of the Northwest Quarter of the Northeast Quarter of Section 6, and the point of beginning; thence South 2 degrees 21 minutes 32 seconds East, along the east line of the Northwest Quarter of the Northeast Quarter of Section 6, a distance of 1,362.80 feet to the southeast corner of the Northwest Quarter of the Northeast Quarter of Section 6; thence South 88 degrees 08 minutes 11 seconds West, along the south line of the Northwest Quarter of the Northeast Quarter of Section 6, a distance of 242.40 feet; thence North 2 degrees 08 minutes 48 seconds West, 427.09 feet; thence North 9 degrees 09 minutes 48 seconds East, 953.26 feet; thence North 88 degrees 08 minutes 15 seconds East, along the north line of the Northeast Quarter of Section 6, a distance of 50.40 feet to the point of beginning, containing 5.497 acres, more or less.

PIN: 03-14-06-200-001

GRANT OF AVIGATION EASEMENT

PARCEL 023EDGA062003AE

WHEREAS, KATHERINE E. MOTT, MARIAN M. POWERS, and NINA M. WUNDERLICH, hereinafter called the Grantors, are the owners in fee of that certain parcel of land situated in part of the Northwest Quarter of the Northeast Quarter of Section 6, Township 14 North, Range 11 West of the Second Principal Meridian, Edgar County, Illinois, more particularly described as follows:

Commencing at the northeast corner of Section 6, thence South 88 degrees 08 minutes 15 seconds West, along the north line of the Northeast Quarter of Section 6, a distance of 1,329.96 feet to the northeast corner of the Northwest Quarter of the Northeast Quarter of Section 6, and the point of beginning; thence South 2 degrees 21 minutes 32 seconds East, along the east line of the Northwest Quarter of the Northwest Quarter of Section 6, a distance of 1,362.80 feet to the southeast corner of the Northwest Quarter of the Northwest Quarter of Section 6; thence South 88 degrees 08 minutes 11 seconds West, along the south line of the Northwest Quarter of the Northeast Quarter of Section 6, a distance of 242.40 feet; thence North 2 degrees 08 minutes 48 seconds West, 427.09 feet; thence North 9 degrees 09 minutes 48 seconds East, 953.26 feet; thence North 88 degrees 08 minutes 15 seconds East, along the north line of the Northeast Quarter of Section 6, a distance of 50.40 feet to the point of beginning, containing 5.497 acres, more or less (PIN: 03-14-06-200-001).

hereinafter called "Grantors' property", and outlined on the attached map (Exhibit 1);

NOW, THEREFORE, in consideration of the sum of One Thousand Six Hundred and 00/100 Dollars (\$1,600.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, administrators, executors, successors and assigns, do hereby grant, bargain, sell, and convey unto the County Board of Edgar County, hereinafter called the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way, appurtenant to the Edgar County Airport for the unobstructed use and passage of all types of aircraft (as hereinafter defined), in and through the airspace above Grantors' property above an imaginary plane, being a runway protection zone approach surface for Runway End 18, said surface being an imaginary plane rising and extending in a generally Northerly direction with a slope of twenty to one (20:1) (one foot of elevation for every twenty feet of horizontal distance); and the side transitional approach surfaces for Runway End 18 of said Airport, said surfaces being inclined planes with a slope of seven to one (7:1) (one foot of elevation for every seven feet of horizontal distance), and located directly above said Parcel 023EDGA062003AE as shown on the attached plat of survey and further described as follows:

The imaginary plane has an elevation of 701.7 feet above mean sea level, approximately 95.7 feet above the existing ground at Point A; and which imaginary plane has an elevation of 694.5 feet above mean sea level, approximately 88.5 feet above the existing ground at Point B; and which imaginary plane has an elevation of 661.5 feet above mean sea level, approximately 14.5 feet above the ground at Point C; and which imaginary plane has an elevation of 696.2 feet above mean sea level, approximately 49.2 feet above the ground at Point D; and which imaginary plane has an elevation of 695.0 feet above mean sea level, approximately 65.0 feet above the ground at Point E; and which imaginary plane has an elevation of 660.6 feet above mean sea level approximately 19.6 feet above ground at Point F; said-Points A, B, C, D, E and F being the outermost points of Parcel 023EDGA062003AE on the avigation easement, said avigation easement extends to an infinite height above the imaginary plane.

Said easement shall be appurtenant to and for the benefit of the real property now known as Edgar County Airport including any additions thereto wherever located, hereafter made by the County Board of Edgar County or its successors and assigns, guests, and invitees, including any and all persons, firms, or corporations operating aircraft to or from the airport. Said easement and burden, together with all things

which may be alleged to be incident to or resulting from the use and enjoyment of said easement, including, but not limited to the right to cause in all airspace above or in the vicinity of the surface of Grantors' property such noise, vibrations, fumes, deposits of dust or other particulate matter, fuel particles (which are incidental to the normal operation of said aircraft), fear, interference with sleep and communication and any and all other effects that may be alleged to be incident to or caused by the operation of aircraft over or in the vicinity of Grantors' property or in landing at or taking off from, or operating at or on said Edgar County Airport is hereby granted; and Grantors do hereby fully waive, remise, and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successor and assigns, due to such noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating at or on said Edgar County Airport.

As used herein, the term "aircraft" shall mean any and all types of aircraft, whether now in existence or hereafter manufactured and developed, to include, but not limited to, jet aircraft, propeller driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all types of aircraft or vehicles now in existence or hereafter developed, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air, by whoever owned or operated. The easement and right-of-way hereby grants to the Grantee the continuing right to prevent the erection or growth upon Grantors' property of any building, structure, tree, or other object, extending into the airspace above the aforesaid imaginary plane, and to remove from said air space, or at the sole option of the Grantee, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree or other objects now upon, or which in the future may be upon Grantors' property, together with the right of ingress to, egress from, and passage over Grantors' property for the above purpose.

The Grantors, for themselves, their heirs, administrators, executors, successors, and assigns, do hereby agree that for and during the life of said avigation easement, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any structure in the Runway Protection Zone that is an airport hazard or which might create glare or misleading lights or lead to the construction of residences, fuel handling and storage facilities, or smoke generating activities; and the grantors, for themselves, their heirs, administrators, executors, successors, and assigns, further agree they will not permit places of public assembly upon Grantors' property, such as, churches, schools, office buildings, shopping centers, restaurants, child care facilities, and stadiums.

AND for the consideration hereinabove set forth, the Grantors, for themselves, their heirs, administrators, executors, successors, and assigns, do hereby agree that for and during the life of said easement and right of way, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any building, structure, tree or other object extending into the airspace above the aforesaid imaginary plane, and that they shall not hereafter use or permit or suffer the use of Grantors' property in such a manner as to create electrical interference with radio communication between any installation upon said airport and aircraft, or as to make it difficult for flyers to distinguish between airport lights and others, or to permit any use of the Grantors' land that causes a discharge of fumes, dust or smoke so as to impair visibility in the vicinity of the airport or as otherwise to endanger the landing, taking off or maneuvering of aircraft. Grantors furthermore waive all damages and claims for damages caused or alleged to be caused by or incidental to such activities.

Grantor shall comply with the following: Grantee shall be allowed to remove and clear (to the ground) all trees and shrubbery, which will include stump and root removal from the area of the easement within days/months of the execution of this document and no trees or shrubs will be allowed thereafter. Cost to cut trees and shrubbery and take out tree stumps and roots will be absorbed by Grantee".

Grantee is required to comply with applicable regulations for threatened and/or endangered species.

During the harvest, Grantor has the right to any or all of lumber cut from area of the easement. Coordination of harvesting and removal will occur between Grantor and Grantee at least 10 business days prior to actual date of harvesting, as determined by Grantee. If Grantor has no interest in lumber from the harvest, Grantee will remove cut lumber at Grantees expense from subject property.

It is specified and mutually agreed the original clearing, stump and root removal will be the cost of the Grantee. It is the Grantor's responsibility to keep the area in this easement clear of all growth. If the Grantor fails to keep this area clear and growth is allowed to penetrate the easement any cost to clear is the responsibility of the Grantor.

AND TO HOLD said easement and right of way, and all rights appertaining thereto unto the Grantee, its successors, and assigns, until said Edgar County Airport shall be abandoned and shall cease to be used for public airport purposes. It being understood and agreed that the aforesaid covenants and agreements shall run with the land and shall be binding upon the heirs, administrators, executors, successors and assigns of the Grantors until said Edgar County Airport shall be abandoned and cease to be used for public airport purposes.

of		e nereunto se	et meur nand(s) and seal(s)	tals	uа
KATHERINE E. MOTT						
		<u></u>	(SEAL)			
Grantor						
ACKNOWLEDGEMENT					*	
STATE OF ILLINOIS,	• • •				,	
COUNTY OF) ss.)			. * •		
BE IT REMEMBERED, that oundersigned, a Notary Public is who is personally known to me such person duly acknowledge	to be the sar	ne person who	executed the	, 20 came KATH within instru	_, before me, the ERINE E. MOTT, ment of writing and	i
IN WITNESS WHEREOF, I h	ave hereunto	set my hand ar	ıd affixed my	seal, the day	and year last abov	е
Notary Public						
My commission expires			, 20		•	

	IN WITNESS WHEREOF, the Grantor(s) has of, 20	ave hereunto se	et their hand(s) a	and seal(s) this	day	
	MARIAN M. POWERS	•	-			
	Grantor		(SEAL)			
	ACKNOWLEDGEMENT					
	STATE OF ILLINOIS,) ss.		,			•
	COUNTY OF)					
	BE IT REMEMBERED, that on this undersigned, a Notary Public in and for the is personally known to me to be the same person duly acknowledged the execution of	County and Sta rson who exec	te aforesaid, car	, 20, befor me MARIAN M. I instrument of writ	POWERS, who	
	IN WITNESS WHEREOF, I have hereunto written.	set my hand ar	nd affixed my se	eal, the day and ye	ar last above	
					•	·
	Notary Public		· • • •		÷ .	* * * * * * * * * * * * * * * * * * * *
•	My commission expires		, 20			

IN WITNESS WHERE of			e hereunto s	et their hand(s	s) and seal(s	s) this	day
NINA M. WUNDERLI	CH .						
		···		(SEAL)			
Grantor							
ACKNOWLEDGEME	TV				_		•
STATE OF ILLINOIS,	-)		*		·	
COUNTY OF) s s.)			· ·		-
BE IT REMEMBERED undersigned, a Notary P who is personally know such person duly acknow	ublic in a n to me t	and for the Co o be the same	unty and Sta person who	ite aforesaid, executed the	came NINA	M. WUNDE	RLICH,
IN WITNESS WHERE written.	OF, I hav	e hereunto set	my hand ar	nd affixed my	seal, the da	y and year last	above
							•
Notary Public			٠.				
My commission expires	•			20			



	•	Route:	Edgar County	/ Airport
		Section:	6-14-11	·
		Project:		
		Job No.:	82106LND	
		County	Edgar	
		Parcel No.:	64003	
		Tarocrito	_0.000	
				¥
	☐ Original ☐ Supplemental		□ Detailed	☐ Non-Complex
			-	
Γhe	e undersigned hereby certifies:			
۱.	That on 7/5/2008 , I visually inspect described in the attached appraisal. ☑ I am/ ☐ I am rethat may impact the value of the subject property.	ted the property a not aware of any	and comparable s additional sales	sales selected, analyzed and data or additional information
2.	That I have no direct or indirect present or contemplated any benefit from the acquisition, and I have no personal	l future personal interest or bias	interest in the prowith respect to the	operty described therein or in e parties involved.
3.	That the facts and data reported by the review appraise provided by the author of the attached appraisal reconsidered true and correct. No one has provided significant.	port and any si	pecialty reports,	and that this information is
4.	That the analyses, opinions, and conclusions in this reconditions stated in this review report, and are m conclusions. I have no bias with respect to the property	v personal, unl	biased professio	nai analyses, opinions and
5.	That my determination has been reached independently my compensation is not contingent on an action or ever the use of, this review report. This review report is base report and any specialty reports used therein.	ent resulting fron	n the analyses, o	pinions, or conclusions in, or
3.	That my analyses, opinions, and conclusions were deve in conformity with the Uniform Standards of profession described herein.	eloped and this r onal Appraisal P	review report 🛭 h Practice and are	nas/ has not been prepared based on the scope of work
7.	That I have given consideration in this review to the remainder, if any, to the extent allowed under II noncompensable items of damage under Illinois law have	linois statutes;	and that as n	ear as can be determined
3.	That the attached appraisal report submitted by Bradl undersigned. In accordance with 49 CFR 24.104, the a	ley Cunningham attached apprais	al meets one of th	has been reviewed by the ne following categories:
	Rejected Value - Appraisal does not meet a Accepted Value - Appraisal meets all requix Approved Value - Appraisal meets all requi	rements, but is r	not selected	for acquisition purposes
9.	In the event that I have completed my own independent information and data or I have documented the attached	endent research ed appraisal, this	of the subject s will be so state	property and any additional d 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.



Fair Market Value of Whole Property		
Tall Market value of Visited Art Pro-	\$	287,100
Fair Market Value of Property Taken (including improvements) as		
a Part of the Whole (31A)	\$	
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$	287,100
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$	287,100
Damage to Remainder (31C)	\$	C
Compensation for Permanent Easement(s) (31 B)	\$	1,600
Compensation for Temporary Easement(s) (31E)	\$	0
Excess Land to be Acquired (31F)	\$	C
Total Compensation	\$	1,600
Assumes any livestock containment fencing on the east side of the avigation east construction by the airport's contractor. Damage to remainder for cost to cure may be ducase.	sement line will be property owner i	e provided by f that is not the

hop parts	8-27-2008	
District Review Appraiser	Date	
Certified General Type of License	553.000221 License Number	9/30/2009 Expiration Date
Type of Election		
Approved:		
Region	al Engineer	Date



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); and 4, a signed certification (Page 2 of this Appraisal Review Certification).

Subject of the review assignment:	Mott property		<u> </u>
Date of the review: 8-27-08			<u> </u>
Property and ownership interest:	avigation easement		
Date of work under review:8	-15-08		<u> </u>
Effective date of the opinion or cor	nclusion of the work under review:	6-06-08	<u> </u>
Appraiser(s) who completed work	under this review: Bradley D. Cu	nningham	
Describe the scope of work performed in thi Work Rule.	s appraisal review report as require	ed in 49 CFR 24.104 and USPAF	Scope of

Scope of Work:

In estimating the Market Value of the subject property the appraiser inspected the property from a road view, examined aerial photography, soil maps and topographic maps and discussed the property with the original appraiser, Mr. Cunningham. County Department of Agriculture, U.S.D.A., offices were visited to obtain aerial photography and records regarding the tillable acreage and yield history as well as soil mapping. Records at the Supervisor of Assessments, Treasurer and Recorder of Deeds in the County Courthouse were investigated for information regarding subject property as well as comparable sale activity. Local Realtors, auctioneers, Multiple Listing Services, other appraisers, attorneys and bankers involved in the buying, selling and leasing of farmland have also been consulted over the years by the appraiser in compiling market data.

After all relevant information is obtained, it is analyzed through the application of the Market or Sales Comparison approach to value. The various attributes of subject property are compared to the comparable sales in light of information collected in the research phase of the project. Adjustments based on market abstractions and trends are applied to the most comparable sales available in arriving at individual indications of value from each of the sales. These indications are then correlated and reconciled into a final conclusion of market value. The Cost or Summation and Income Approaches to value are not generally utilized on this type of real estate due to the fact that neither produces reliable appraisal results and are not recognized in eminent domain proceedings in the State of Illinois.

In the case of partial acquisitions under Illinois eminent domain law the conclusions of market value are further analyzed into the contributory value of the avigation easement, remainder values before and after the acquisition and damages to the remainder.



Complex Appraisal Report

Take: Whole	:Ц: <u></u>	Partial 🛛	Other 🖸	Airos	are Mar	r County Aleport	
Original	⊠ Sup	olement		Proje		it County Airport	
				Cour	ity: Edga		
	•		•	Parcel 1	do: 16231	(XGA062603	
1. This report cons	ala ad	11 pages					
1: This report Core	SISTE UI	S. S. Springer					
2. Location and	Address:	North of and ad	acent to the Edgar	r County Airport.			
			**************************************		indeplication of the second	when the state of	
3. Idenlification	; The sub bisected by	ject property is an u a waterway and is b	nimproved 95.7 acre ordered to the West	e parcel that is situa by IL 1. It includes	ited North a mix of t	of and adjacent to th tillable and wooded a	e siepon icresec.
	· · · · · · · · · · · · · · · · · · ·					ais, IL 61944. No tel	
5. Tenant's or L	_essee 's Na	ames, Add ress an	d Telephone: N	/X		en e	
6. Person intervie	wed: N		fi	nterviewed by:	VA	The state of the s	
	**************************************				Lati	Ö	
7. Fermland Pres	ervation Ac	t CL	OC	₹L:	T T	OL .	
FL		F-08	dente 11-00-00-00-00-00-00-00-00-00-00-00-00-0	***************************************			
8. Present Use:		and the second s	Highest and	Best Use Before Ta	king:	A	
Zoning	· · · · · · · · · · · · · · · · · · ·		Highesten	d B est Li se After Ta	tring.		
9. Subject Proper	tv Sales Re	ecord (Last 5 yrs. I	Required) If o	none, check 🗵			
Grentor	Grant		Doc. No.	R.S. Rec.	Price •	Price V	erified By
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				; <u>oacetorine estatularia (</u>			
Definition of	Dair Marko	iking as of <u>06/06/</u> t Value ; "That pri		buyer would pay i	n c as h an	nd a willing seller w	ould accept,
V			onditions is Req	1.0			
41. Statement of	(acombige	far innder reasturen iff a	1	nd.			
12. Date of Signal	ire f	08/1 5/20 08					
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WASTUR DAY WELLE			{//	Signatu	re of App	rainer	
Type of Licen	al w		— f by		940 Same		09/80/2009
***	56:	Certified Gene	al Lic No		ге of Арр 00534	Exp. Date	09/30/2009
		Sumi	nary	553.0	00534	Exp. Date	09/30/2009 Sq.F%
13 Area of Whole	s Property	Sunu	nary	553.00	00534	Exp. Date	09/30/2009 Sq.P%
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1. General Description

Location	Schools
Side of Street: No sireet access	Grade: Public
Distance and Threefon To	High Podic
Nearest Nackets: 7Mi, No.4Chrisman Mi, Sa.Paris	
Neurost City: AMLNp. Chrisman/7 Mi, So. Paris	Churches
Downtown: JMi Nos Chrisman JMi So Paris	Gentsed in Paris and Christian
Section of City: N/A-Rural location	
Neighborhood	
3% Built-Up: 5	Transportation
Lype of Boldings: Rosidential & commercial	No puello
Price Range: \$40,000 to \$300,000	
Age Runge: 0 to 100+ Years	Site Data & Utilities
Appearance: Varied	Shape: Rectangle
S.F. Adjoined By: Airport & farmland	Topography: Level
Present Access	Curbs, Guitas: None
Tilinois Route I	Walks, Drives: None
	Drainage: Adequate
	Street: Aspirelt
S.P. Conformity: Typical, Subject contains a mix of passure	Alley, if any: None
and fills bic acreage.	Gas None
	Sewett None
Income Level: Modest	Flischife: Public
Property Trend: Stanle	Value None
Property Trend: Stanle	Water: None

1. Narradve Analysis of Entire Property

Describe civing 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 neighborshood, and the site; and 7) explain and justify highest and best use if it differs from present use acid or zoning.

(Use additional sheets as required.)

The subject neighborhood is a miral one that is situated midway between the communities of Paris and Chrisman. Paris is the county seaf and is located 7 indies to the South. The prodominant land use remains non-impated cropland. Single family homesites are spacely scattered throughout the area. Dwellings are relatively ofter and exhibit a white range of style and continue. Commercial development is generally limited to the area immediately astrounding the Edgar County Airport.

The subject site is simuled North of and adjacent to the Edgar County Airport. It is bordered to the West by Illinois Reute 1. That site is bisected by a waterway and appears to include a large pond. There are no building improvements. The subject site is composed of the following soil variants: Drummer, Xenia: Wing ate, Toronto, Pincapile, Senachwine, Broudlett and Stenelick. The estimated productive potentials for corn and soylicans are 130/40 bushels per scre.

The subject property is felt to be at its highest and best use, or non-irrigated cropland. The subject property was physically inspected on June 6, 2008. The site was viewed from the existing sirport runway. Field conditions were exceedingly wet on the date of the inspection. These conditions prevented a closer view of the subject property.

The subject property is composed of multiple tax parcels. One of these is a tract that contains land that is along the opposite side (West) of Historis Rouse 1 from the "larger percel" that contains the proposed taking area. The land along the West side of Illinois Route (1) not considered to be a pair of the "larger parcel" because it does not satisfy the criteria of contiguity.





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. Date the photograph was taken, which direction the camera was facing when the picture was taken, brief description of the subject of the photograph and initials of the person taking the photograph must be shown on the back of the photograph. Please use the format below for identifying the photographs.

		Date of Photograph: 06-06-2008
		Photograph By: BDC
		Camera Facing: North
		Description: Avigation casement Area as viewe
Piller Mirrie And		from airport nurvey
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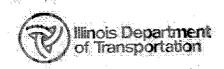
Narrative Analysis of Taking

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 invocate; 2. its use, 3. its type and classification, 4. its topography 5, any other special features promised characteristics.

It is proposed to acquire an averagement of of the liast end of the subject property. This includes 5.497 acres of land area and is irregularly shaped. Allow the obstruction being a labore ground level) at its corners are as follows: A-95.7 D-88.85 C-14.5%

D-49.25; H-655, and F-19.65.

The casement area will have any existing tree growth removed by the condemning authority. Additional restrictions upon future land use within the essential area require the property owner to keep the area clear of tree growth and prohibit the placement of construction of any structures within the area. The current cultivation of row crops will be allowed to continue within the easement area. The grazing of livestock will also be allowed to continue within the easement area. The property owner will, however, be required to maintain fencing of sufficient quality and height to contain said livestock. Any fencing that is damaged or removed during tree removal will be replaced by the condemning authority.



Narrative Analysis of Remainder And After Value Estimate

Explain the effect of the taking on the remainder including such stems as division of property, land ocking, 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, any other items that will explain the appropriate sopration 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 2.02-17 before using the cost or income approaches. When cost to cure is considered in values the remainder, major cost to cure items have to be supported, source of data shown and included in the appraisal. Use the appropriate pages from BRW 742 when one of the three approaches is used to support the after value.

There is no fee taking so the total land area will not be reduced. The highest and best use of the subject property will remain unclanged after the imposition of the easement.

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Fair Market Value of I	Remainder as Part of	tha Whole Before I	alang	الماسانة هيا في مهجون والإنجاج وليد و بدر و و والهاليون
Pair Market Value of I	* * * * * * * * * * * * * * * * * * *	Patelogo or will be At	Sectod by Camber	erlated Improvements
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Parcel No. 062003 Project Edgar Co. AP Page 5 Appraiser Bradley D. Chuntingham

Exhibit 2:02-2A



BRW 742-5 (Rev. 6/00)

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			(1 14 14 A	logays A	djust TO the	Subject Pro	perty	TEF.			
Comparable	Sale D	ata Sheets:			Attach	ed 🔲 In	Sales E	look 🛛			
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Parcel No.	0620	ioa Proje	ei Edga	r Co. AP	Page 6	Appraise	ĕ	Bradl	ey D. Cum	ingham	

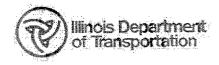
3. Explanation of Adjustments. Comparable sale #1.-7 is somewhat smaller than the subject. Larger sites offer significantly superior economies of scale as opposed to otherwise similar smaller sites. The area market clearly recognizes this trend and will pay a premium for the larger sites. The appraiser has applied a nominal adjustment to sale # L-7 to reflect this inferiority to the subject. Comparable sale # L-1 offers significantly superior soil variants to the subject's and has received adjustment for the

arcel No. 062003 Project Edgar Co. AP Page 7 Appraiser Bradley D. Cinningham



Income Approach (Farm)

· Taking 🛚	<u>.</u>						fter Taking
			Property Info	irmation			
ype of Farm	ı (explaîn, stating prin	cipal crops and t	ype of livestock	rased) Non-in	ngated cropian	d. Primary crop	is nay.
	nd Hazards (i.e. weeds	Anna de Compañía	en la vila de la composición dela composición de la composición dela composición dela composición dela composición dela composición de la composición dela composición d	raval priversi er	moran are)	None amparent.	
CITIMENIS M	ng mazanus (i.e. weeds	rimberes, ervering	Astronochima em R	ter t me demonstration.	and the same of	- F. E.	
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		Production R	ecord: (Listimat	ed earning pow	er of farm)		
	Yields, for		Expecte	d Yields		's Price	Owner*
Crop	Neighb orh ood	Rent Rate	Subject	Prop erty	Number	(a) S Per	Income
Corn	Yearly Average	Per Arre S115	Acres 95	Yield Bu/Ac	Bu or Ton	Bu or Ton	\$11,00
Sovbeans	41 Bu/Ac	51.5	95.7	Bu/Ac			
Wheat	Bg/Ac Tos/Ac			Bu/Ac Ton/Ac			
Clover	1015/101						
	77 1772 177 177 177 177 177 177 177 177						T 17.7. A
Pesture Timber							
Ade & Lot						<i>-</i>	
Waste	Andrew Commence of the Commenc	Total Acre	S 95.7	Owner	's Total Gres	s Income:	311,00
			080000000000000000000000000000000000000		1		
		la la	pense or Opera	fing Statement			
ixed Kiros			Ye		Tax 5 191	12) (
Ceal Estate	1872 Abroned Ven	Expected to	x over a period o	of years		· · · · · · · · · · · · · · · · · · ·	\$19
		Specia Rate	d Taxes (Drains	ge, etc.) ær \$100 Valuat	ion	42.	
nsurance Č Joerafing l		***************************************	****				
Managemen Julicies							
entilizer _	Line:		Seed	Fee	4	 ** ''!!	
Tarvesting (Vlarketing C		Stor	age Costs	<u> </u>		:	
Re s erves foi	osts Maint enanc s and Rep	olaceme nts :		•			
Buildings	is, fan es, til ing, ditoher		Valuation (ii) ements			. 	
THE S. TOIL	the legitimes and the first transfer				Owner's Tot	al Expense:	
Omener's Es	imated Auraial Gross	Income	De el lus de rueva ruese e e con-			· <u>1884</u>	\$11,
	timated Amiral Exper	\$\$\$:	ř	•			
	ti <mark>mated Annual Net I</mark> n	come				E.	310,
Owner's Es	LIMITAL PROGRAMMENT AND SERVICE						\$288.
Owner's Es Own <mark>er's</mark> Es	alue when Capitalized	(i) 1.75%	· .				
Owner's Es Owner's Es Indicated V	alise when Capitalized	inima economic. I	ife of the builde	ng, economic re	int, expenses,	racancy and rent	loss, and th
Owner's Est Owner's Est Indicated V Explain and		ining economic l	ing lease if pass	ilus. If not pos	Sible, explain	the condition in	lic lease.



Conclusion of Value

Be	ore Taking 🖂	After Taking
	Summary of Valuation	-www
1.	Indicated Value by Cost Approach an antimental intermediate in the	
2.	Indicated Value by Sales Comparison Approach	\$287,100
3.	Indicated Value by Income Approach	\$288,400
4.	Analysis and Correlation of Approaches to Value: The cost approach is not applicable for the subject's property type. The market and income	e approaches indicate a



Valuation of Easements

Leventer and garrier

	Description	Easement No. 1	Easement No.	Easem ent	No
Symposium s	Type of Easement	Permanent		Section 200	-
	Purpose of Easement	Avigation-Clearance			
STATE OF THE PARTY.	Term of Easement if Temporary	N/A			
NEWSTATANIA	Station to Station	N/A			
4	Land Classification	Agriculture			
	Present Use	Agriculture			
	Hitchest and Best Use	Agriculture			
NA CONTRACTOR	Area of Losement	5.497			
	Square Feet or Acres	Sq:Jt, 🚺 Acre 🔀	Sq.Ft. Acre	Sq.Ft.	Acre
	Building Improvements in	MA			
	Easement to be Acquired Land Improvements to	N/A			
	Easement to be Acquired.		e a e e de e e		
	Land In rovers to	N/A			filika masa atau mentaman ma
	Basement not to be Acquired				-
b. c.	Market Value of the Easement Area(s Market Value of the Easement Area(s				16,500 14,900
	Amount of the control		,		1,600
d.			£		
ē.	Market Value of the Property Outside Imposition of the Easement(5)	the Easement Area(s) Bek	re the	*	2 70,600
f.	Market Value of the Property Outside of the liascinent(s)	a the Easement Area(s) Afte	τ the Imposition	AP:	270,600
2		e Property Outside the Ease	ement Area(s)		Ğ
ħ	Total Compensation for Easement(s)	Prodestantin	इत् विक्रीक्षां के स्टब्स्ट्रेस के स्टब्स्ट्रेस के स्टब्स्ट्रेस के स्टब्स्ट्रेस के स्टब्स्ट्रेस के स्टब्स्ट्रेस		1,600
Č) See BRW 742-16 form instructions fo	r Part 2 (a) in Exhibit 2.02-	2B.		
3.	Explanation (See form instructions in I the easement area will remain unchange easement will eliminate the owner's riguse as a prioultural land. While this pot tangible diminution in value to the land and within the easement area to reflect easement.	ed after the imposition of the fat to develop the land in the ential is deemed to be remot livilling the easement area.	e easement. Nevertheirs: casement area to anythi te, speculative and uncert The appraiser has applied	s, me mi osii ng greater tha nin, its loss n ta 10% adois	non on one no its present traces ents a traces to the

 Parcel No. 062003
 Project
 Edgar Co. AP
 Page 10 | Appraise
 Bradley D. Cumingbam

 BRW 742-16 (Rev. 6/00)
 Exhibit 2.02-2A



Additional Comments

Certificate of Appraiser

I. Bradley D. Cunningham		<u> </u>	hereby certify:
That on June & 2008	(include all dete	s) I personally inspected the	property berein
manufaction of the last of the new reverse to the re-	ir his ther designated reon se	clative line opportunity to an	ecompany me at the
time of increasing I have also made a nersonal light in	spection of the comparable s	saks relied upon in making	sud appraisal. Inc
subject and comparable sales relied upon in making said	approisal were as represent	d by the photographs contain	ne d in said appraisal
and color data showing	• • • • • • • • • • • • • • • • • • • •	and the same of th	1.5. Add 15.
That the visiter water of fact engineed in the tenest a	re true and correct and the	reported analyses, opinions,	and conclusions are
limited only by the reported assumptions and limiting co	editions, and are my persons	l, unbissed professional ana	lyses opitions and
Annahiren			
That try analyses, opinions, and conclusions were der	eloped, and this report has D	🛮 has not 🔲 been prepared	l, in conformity with
the Deliforn Standards of Decreasings Practice.			
That I understand that such appraisal is to be used	in connection with the ac	quisition of right-of-way for	or a hichway to be
consequented to the circle of Ulimpic with its firmle unders w	rith the assistance of federal-	aid his hway fands, or other i	federal lunds.
That in the best of my barreledor such apprecisal ha	s been made in conformity.	with the appropriate state k	aws, regulations and
malleting and meanthree analysis in a contained of right-of	f-way for such purposes: and	d that to the nest of my know	wiedge no portion of
the estimate larger to such property consists of items whi	ch are noncompensable unde	r the established law of Libra	OIS.
That neither my employment or my compensation for	making this appraisal and r	epon are in any way coming	gent upon the values
remarked become	*1 **1	49 (4)	
That any decrease or increase in the fair market v	alue of real property prior	to the date of valuation of	susce by the public
improvement for which such property is acquired, or b	y the likelihood that the pro	perty would be acquired for	r such improvedent,
other than that due to physical deterioration within	the reasonable control of 13	ic owner, was disreguried	in descriming the
compensation for the property.		agus a sagana an gagan ga na hagan iyo an ga isingilis sa ta	on gagin to the
That I have not given consideration to, or included in t	ny appraisal, any allowance)	or relocation assistance och	CIIIS.
That I was not required to report a produtermined value	e of direction in value that i	svons the cause of the chart	or any netated party.
the amount of the value estimate, the attainment of a sp	ecific result, or the occurrent	is of a sub-equent every in	Old a la tece ac ma
compensation and/or employment for performing the app	maisal. I did not base the app	praisal report off a requested	nan ining variation,
or a specific valuation.	and the second of the second o	Podrije in die seen als de state de seen de state de seen de s	and a local or was the contract of the
That I personally prepared all conclusions and opinior	is about the real estate that w	ese set korui in tae appraisas	report it i reaction
significant professional assistance from any individual(s), I have named suce inclived	isins) and disclosed the spe-	
by them in the reconciliation section of this appraisal rep	OUT I COLDIA NIN SELA LINGUAN		ry Gildicarder Historia Communication Communication
have not authorized anyone to make a change to any its	nn me report; il an unaud	COUNCE CHARGE IS BEEN HOLD	uc abin an en reberra
will take no responsibility for it. That I have no bias with respect to the property that is	Mary and the state of the second residence of	a the marries baseland with it	his accionsment
That I have no direct or indirect present or contemple	ine stojeci or this rejati or the	or the state of the same beautiful fre	one the servicition of
	Mag Ramie Diciest by 2009 b	anger (- or as may observe see	Notification and distributions of the
such property appraised. That I have not revealed the Indings and results of so	and an arrange of the contract of the	o than the morney afficials of	f.He Illinois Division
of Highways or officials of the Friend Highway Admin	sen appresso to survivors our	in and the property of his state	orieisis or notil fam
recipred to do so by due process of law, or until I am rel	avad toom this call cation has	having multiply testified as	to such findings
That my opinion of the fair market value of the part is	Committee of the second	mainday if any as of the	6ta day of
- 2000 - 第一冊	ness and her cominge to the te	icpendent appraisal and the e	
	oased upon my uso	repentient appraisal and the s	exercise or my
professional indement.		a AA	
	-11	11.114	
	in the second of	Signature	
	****	/ Company	
Type of License Certified General Lic. 1	%. <u>553.000534</u>	Exp. Date	(09/30/2005)
Parcel No. 062003 Project Edgar Co. AP	Page 11 Appraiser	Bradley D. Cunningham	
			Exhib t 2.02-2A
BRW 742-18 (Rsv. 5/00)			LINGSTEFF SHIETEFF
			::



		Route: Section: Project: Job No.:	Edgar County 6-14-11	Airport
		County Parcel No.:	Edgar -314001- 03	3EDGA314001AE
•	☑ Original ☐ Supplemental		□ Detailed	Non-Complex
Th	e undersigned hereby certifies:			
1.	That on 7/5/2008 , I visually inspedescribed in the attached appraisal. ☑ I am/ ☐ I am that may impact the value of the subject property.		•	sales selected, analyzed and data or additional information
2.	That I have no direct or indirect present or contemplate any benefit from the acquisition, and I have no person			
3.	That the facts and data reported by the review apprais provided by the author of the attached appraisal ronsidered true and correct. No one has provided sig report.	eport and any s	pecialty reports,	and that this information is
4.	That the analyses, opinions, and conclusions in this conditions stated in this review report, and are conclusions. I have no bias with respect to the proper	my personal, un	biased profession	nal analyses, opinions and
5.	That my determination has been reached independent my compensation is not contingent on an action or ethe use of, this review report. This review report is bareport and any specialty reports used therein.	vent resulting from	n the analyses, o	pinions, or conclusions in, or
6.	That my analyses, opinions, and conclusions were de- in conformity with the Uniform Standards of profess described herein.	veloped and this r sional Appraisal P	eview report 🛚 h ractice and are t	as/
7.	That I have given consideration in this review to the remainder, if any, to the extent allowed under noncompensable items of damage under Illinois law h	Illinois statutes;	and that as ne	nages and/or benefits to the ear as can bé determined
8.	That the attached appraisal report submitted by Braundersigned. In accordance with 49 CFR 24.104, the	diey D. Cunningha attached appraisa	am al meets one of th	has been reviewed by the e following categories:
	Rejected Value - Appraisal does not mee x Accepted Value - Appraisal meets all requ Approved Value - Appraisal meets all requ	uirements, but is n		for acquisition purposes
9.	In the event that I have completed my own indep	oendent 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.



10. That my conclusions of value for the subject property as of 7/05/2008	_, are as follows:	
Fair Market Value of Whole Property	\$	200,900
Fair Market Value of Property Taken (including improvements) as		•
a Part of the Whole (31A)	\$	0
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$	200,900
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$	200,900
Damage to Remainder (31C)	\$	0
Compensation for Permanent Easement(s) (31 B)	\$	1,100
Compensation for Temporary Easement(s) (31E)	\$	· · · · · · · · · · · · · · · · · · ·
Excess Land to be Acquired (31F)	\$	
Total Compensation	\$	1.100

fully & Other	7-5-2008	
	Date	• •
District Review Appraiser	Date	
Cerified General	553.000221	9/30/2009
Type of License	Licenșe Number	Expiration Date
		·
Approved: Veilin D. Funt	Shower	9-16-08
- Re	jienal-Engineer-	Date
12 1 7 7 7 7 1 1 1 1 1 1 1 1	1 C P 1 P 4 O P 4 O A O D	•



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); and 4, a signed certification (Page 2 of this Appraisal Review Certification).

State Book of Chrisman Trust 449

	, , , , , , , , , , , , , , , , , , ,	
Property and ownership interest: Avigation Easement		
Date of work under review: 6-20-08		 <u> </u>
Effective date of the opinion or conclusion of the work under review: 6	-06-08	· *
Appraiser(s) who completed work under this review: Bradley D. Cunning	gham	

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

Scope of Work:

In estimating the Market Value of the subject property the appraiser inspected the property from a road view, examined aerial photography, soil maps and topographic maps and discussed the property with the original appraiser, Mr. Cunningham. County Department of Agriculture, U.S.D.A., offices were visited to obtain aerial photography and records regarding the tillable acreage and yield history as well as soil mapping. Records at the Supervisor of Assessments, Treasurer and Recorder of Deeds in the County Courthouse were investigated for information regarding subject property as well as comparable sale activity. Local Realtors, auctioneers, Multiple Listing Services, other appraisers, attorneys and bankers involved in the buying, selling and leasing of farmland have also been consulted over the years by the appraiser in compiling market data.

After all relevant information is obtained, it is analyzed through the application of the Market or Sales Comparison approach to value. The various attributes of subject property are compared to the comparable sales in light of information collected in the research phase of the project. Adjustments based on market abstractions and trends are applied to the most comparable sales available in arriving at individual indications of value from each of the sales. These indications are then correlated and reconciled into a final conclusion of market value. The Cost or Summation and Income Approaches to value are not generally utilized on this type of real estate due to the fact that neither produces reliable appraisal results and are not recognized in eminent domain proceedings in the State of Illinois.

In the case of partial acquisitions under Illinois eminent domain law the conclusions of market value are further analyzed into the contributory value of the part to be acquired, remainder values before and after the acquisition and damages to the remainder.

Review Documentation

DAYENGA 3 HOOL AE Parcel 314001 - State Bank of Chrisman Trust 448 Job No. 82106LND **Edgar County**

Mr. Cunningham's report is thorough and well supported for the scope of the assignment as a partial acquisition appraisal. The opinion of highest and best use and value of the whole for the parcel as defined is accepted, but the valuation of the avigation easement as tantamount to fee simple acquisition gives cause for a difference of opinion.

After walking the easement area and examining the limits of the avigation easement it does not appear that the imposition of the easement will have a particularly significant impact on value. Presently this land is low lying land along and including a small stream which showed evidence of flooding and was poorly accessible from the rest of the property or the nearest public road. Existing terrain within the 1.257 acre easement is fifteen to twenty feet below the nearest field to the south and thirty feet below the higher ground to the south which is near the grade of the airport. All of the clearances indicated on the plat provided are over eighty five feet from surface level which exceeds the typical mature height of most tree species found in this area. Being at the extreme north end of the 20:1 transitional surface, it is unlikely that there will be any loss of utility as recreational land, or even pasture land as a result of the easement.

In terms of valuation, it is appropriate to view the value of the area within the easement after imposition of the easement at the lower end of the scale for this type of land. A little over a year ago a somewhat sparsely wooded pasture and cropland tract north of Scottland in Prairie Township sold for \$1,948 per acre at public auction, Sale L-14 attached. It was severed by a stream and featured lighter soils and rolling grass pasture. Time adjustment for the general increase in agricultural land value throughout East Central Illinois with offsetting downward adjustments for productivity and the easement cloud on title and utility brings that indicated value to around \$1,800 per acre which indicates a remainder value for the 1.257 acres of \$2,300.

There being no damages to land outside of the avigation easement, the value of the easement is estimated by subtracting the value after from the value before as followsL

Easement area value before	\$3,400
Easement area value after imposition	2,300
Value of Easement	\$1,100

Philip B. O'Bryan Certified General Appraiser 553.000221

Edgar County Airport 15551 Airport Road Paris, IL 61944 Ph. 217-465-8474

September 16, 2008

CERTIFIED MAIL (No. 7000 1670 0010 8988 6874)

State Bank of Chrisman, Trustee Trust No. 448 202 West Madison Chrisman, Illinois 61924

RE:

Project:

Edgar County Airport

County:

Edgar

Parcel No.:

023EDGA314001AE

Dear Trustee:

The Board of Edgar County (Board) is in the process of acquiring land for airport purposes in the area of the Edgar County Airport. This requires the acquisition of an avigation easement identified as Parcel No. 023EDGA314001AE, consisting of approximately 1.257 acres, which we find in the public records as held in title by STATE BANK OF CHRISMAN, as Trustee under the provisions of a Trust Agreement dated March 2, 2000, known as Trust No. 448.

The Board has contracted Hanson Professional Services Inc. (Hanson) to assist with the land acquisition process. You will be contacted in the near future by Ms. Jodi Griffel, who is the Land Acquisition Specialist representing Hanson. Ms. Griffel will explain the various aspects of the land acquisition process, and attempt to answer any questions you may have concerning this transaction. She will furnish you with all the documents necessary to complete this process.

It is the mutual policy of the Board and Hanson to engage state certified appraisers to appraise the land and improvements to be acquired in order to arrive at its fair market value and to offer you the full amount of the approved value. You are being provided with a written Basis for Computing Total Approved Compensation and Offer to Purchase which summarizes the total approved compensation for the interest to be acquired. You are also being provided with a copy of the appraisal for your review at a later time.

The Board and the Illinois Department of Transportation, Division of Aeronautics have reviewed the appraisal in detail and have determined that the fair market value of the avigation easement over 1.257 acres of the subject property is \$1,100.00. This is explained in detail in the enclosed Basis for Computing Total Approved Compensation and Offer to Purchase. You will also be provided a pamphlet entitled "Land Acquisition for Public Airports", a Grant of Avigation Easement, a draft Plat of Survey and a title commitment.

State Bank of Chrisman Trust No. 448 September 16, 2008 Page Two

Ms. Griffel will explain the airport land acquisition project, the need for the subject easement, the specific effect on the subject property and will attempt to answer any questions you have concerning this transaction. However, she is unable to provide specific legal advice or legal referrals. Please feel free to contact Ms. Griffel at (800) 788-2450, ext. 317 if you have any questions concerning this project.

Sincerely,

For Jim Keller, Chairman
Edgar County Board

Enclosures

cc: Ms. Kathy Comrie, Illinois Division of Aeronautics
Mr. and Mrs. Robert Cheatham (via Certified Mail No. 7000 1670 0010 8988 6867)



Basis for Computing Total Approved Compensation and Offer to Purchase

				•	Airport Edgar County Airport	
					Edgar County Parcel No. 023EDGA314001AE	
Ow	vner(s) of Real Prop	erty:			stee under the provisions of a Trust Agreement	
			dated March 2,	2000, known as Trust N	Vo. 448	
Loc	cation of Property:	Nort	h of and a djac ent	to the Edgar County Air	rport	
			ar County, Illinois			
		PIN:	03-09-31-400-0	TO (See Attachment A to	or complete legal description)	
req	The following has builted for the proposition acquired is found to the	sed in	provement of the		e details of the acquisition of your property as Airport. The legal description of the parcel	
esti is b	imated without rega	ard for rever, tt.	any decrease or	increase in the fair mark	ir market value of the property to be acquired is ket value caused by the project for which the proper any, is estimated with full consideration of the	У
	Total area 74.040		lacre	s) more or less		
	Highest and best			griculture/Recreational		
2.	Land to be Acqui	red in	Fee Simple:	<u> </u>		
	Take			0.00	(acres)	
	Total Take			0.00	(acres)	
3.	Improvements ar	ıd/or F	ixtures to be Acc	juired:		
	None.					
	. :		14			
					1	

	Fair market value of the 0 (acres) to be acquired including all improvement	_		
	whole property, based on an analysis of market data in the vicinity of the acquisition. Damage to the remaining property as a result of the acquisition (if any)	\$ \$	0.00	
	Total compensation for property acquired in fee simple	φ \$	0.00	
	Less cost of construction to be offset against total compensation	\$	0.00	
-		. Ф		
	Net compensation	\$	0.00	·
	Benefits in the amount of \$ 0.00 have been estimated to the remaining proper been offset against any possible damages but have not been offset against any part of the coacquired.			
5.	Compensation for Easements Including any Damages or Benefits:			
	Permanent/Avigation Easement - 1.257 (acres) (airport purpose)	\$	1,100.00	
	Total compensation for easement (when applicable)	\$	1,100.00	
6.	Total compensation for entire acquisition, which includes all interests in the land required for the airport improvement and damages to the remainder property, if any. (sum of 4+5)	\$	1,100.00	
7.	Personal property (not being acquired) located in the proposed taking:		·	
_	None		gr _{ph} , and a	
-				
_				-
acqu	ou may want to retain and remove from the acquired property some, or all, of the improvement isition. If so, the following owner-retention values have been established for the improvement the total of the owner-retention values for the improvements retained will be deducted from the improvement. Improvement	s list e tota	ed above in it	on.
V/A	<u> </u>			
<u>.</u>				
	<u> </u>			
	ny agreement to retain such improvements does not convey with it a permit to move the impro int property. Ms. Griffel will be happy to furnish information for your use in applyi			
	Verlin D.			
		Spon	isor	-

Compensation for Land Acquired in Fee Simple:

4.

On behalf of the Edgar County Airport Board as sponsor of E summary, I hereby offer you the sum of \$ 1,100.00	Edgar County Airport, and as outlined in the above for the property described on the attached instruments
free and clear of all claims of other parties, liens, taxes and enco	
	Jania Humin
	Land Acquisition Specialist
	U 11 V a

Date

EDGAR COUNTY AIRPORT

PARCEL NO. 023EDGA314001AE

ATTACHMENT A

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 31, Township 15 North, Range 11 West of the Second Principal Meridian, Edgar County, Illinois, more particularly described as follows:

Commencing at the southeast corner of the Southeast Quarter of Section 31, Township 15 North, Range 11 West, of the Second Principal Meridian; thence South 88 degrees 08 minutes 15 seconds West along the south line of the Southeast Quarter of Section 31, a distance of 634.61 feet to the point of beginning; thence continuing South 88 degrees 08 minutes 15 seconds West, along the south line of the Southeast Quarter of Section 31, a distance of 826.93 feet; thence North 09 degrees 09 minutes 48 seconds East, 66.54 feet; thence North 87 degrees 51 minutes 12 seconds east, 800.00 feet; thence South 13 degrees 27 minutes 23 seconds East, 70.72 feet to the point of beginning, containing 1.257 acres, more or less.

PIN: 03-09-31-400-010

4 of 4

GRANT OF AVIGATION EASEMENT

PARCEL 023EDGA314001AE

WHEREAS, STATE BANK OF CHRISMAN, as Trustee under the provisions of a Trust Agreement dated March 2, 2000, known as Trust No. 448, hereinafter called the Grantor, is the owner in fee of that certain parcel of land situated in part of the Southeast Quarter of Section 31, Township 15 North, Range 11 West of the Second Principal Meridian, Edgar County, Illinois, more particularly described as follows:

Commencing at the southeast corner of the Southeast Quarter of Section 31, Township 15 North, Range 11 West, of the Second Principal Meridian; thence South 88 degrees 08 minutes 15 seconds West, along the south line of the Southeast Quarter of Section 31, a distance of 634.61 feet to the point of beginning; thence continuing South 88 degrees 08 minutes 15 seconds West, along the south line of the Southeast Quarter of Section 31, a distance of 826.93 feet; thence North 09 degrees 09 minutes 48 seconds East, 66.54 feet; thence North 87 degrees 51 minutes 12 seconds East, 800.00 feet; thence South 13 degrees 27 minutes 23 seconds East, 70.72 feet to the point of beginning, containing 1.257 acres, more or less (PIN: 03-09-31-400-010).

hereinafter called "Grantors' property", and outlined on the attached map (Exhibit 1);

NOW, THEREFORE, in consideration of the sum of One Thousand One Hundred and 00/100 dollars (\$1,100.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, administrators, executors, successors and assigns, do hereby grant, bargain, sell, and convey unto the County Board of Edgar County, hereinafter called the Grantee, its successors and assigns, for the use and benefit of the public, an easement and right of way, appurtenant to the Edgar County Airport for the unobstructed use and passage of all types of aircraft (as hereinafter defined), in and through the airspace above Grantors' property above an imaginary plane, being a runway protection zone approach surface for Runway End 18, said surface being an imaginary plane rising and extending in a generally Northerly direction with a slope of twenty to one (20:1) (one foot of elevation for every twenty feet of horizontal distance); and the side transitional approach surfaces for Runway End 18 of said Airport, said surfaces being inclined planes with a slope of seven to one (7:1) (one foot of elevation for every seven feet of horizontal distance), both planes intersecting along common lines defined by Points B and C, and located directly above said Parcel 023EDGA314001AE as shown on the attached plat of survey and further described as follows:

The imaginary plane has an elevation of 701.64 feet above mean sea level, approximately 97.64 feet above the existing ground at Point A; and which imaginary plane has an elevation of 691.55 feet above mean sea level, approximately 87.55 feet above the existing ground at Point B; and which imaginary plane has an elevation of 691.72 feet above mean sea level, approximately 85.72 feet above the ground at Point C; and which imaginary plane has an elevation of 701.68 feet above mean sea level, approximately 95.68 feet above the ground at Point D; and which imaginary plane has an elevation of 702.14 feet above mean sea level, approximately 94.14 feet above the ground at Point E; and which imaginary plane has an elevation of 695.00 feet above mean sea level approximately 86.50 feet above ground at Point F; and which imaginary plane has an elevation of 695.00 feet above the ground at Point G; and which imaginary plane has an elevation of 702.14 feet above mean sea level approximately 86.50 feet above ground at Point H; said Points A, B, C, D, E, F, G, and H being the outermost points of Parcel 023EDGA314001AE on the avigation easement, said avigation easement extends to an infinite height above the imaginary plane.

Said easement shall be appurtenant to and for the benefit of the real property now known as Edgar County Airport including any additions thereto wherever located, hereafter made by the County Board of Edgar County or its successors and assigns, guests, and invitees, including any and all persons, firms, or corporations operating aircraft to or from the airport. Said easement and burden, together with all things which may be alleged to be incident to or resulting from the use and enjoyment of said easement, including,

but not limited to the right to cause in all airspace above or in the vicinity of the surface of Grantors' property such noise, vibrations, fumes, deposits of dust or other particulate matter, fuel particles (which are incidental to the normal operation of said aircraft), fear, interference with sleep and communication and any and all other effects that may be alleged to be incident to or caused by the operation of aircraft over or in the vicinity of Grantors' property or in landing at or taking off from, or operating at or on said Edgar County Airport is hereby granted; and Grantors do hereby fully waive, remise, and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successor and assigns, due to such noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating at or on said Edgar County Airport.

As used herein, the term "aircraft" shall mean any and all types of aircraft, whether now in existence or hereafter manufactured and developed, to include, but not limited to, jet aircraft, propeller driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all types of aircraft or vehicles now in existence or hereafter developed, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air, by whoever owned or operated. The easement and right-of-way hereby grants to the Grantee the continuing right to prevent the erection or growth upon Grantors' property of any building, structure, tree, or other object, extending into the airspace above the aforesaid imaginary plane, and to remove from said air space, or at the sole option of the Grantee, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree or other objects now upon, or which in the future may be upon Grantors' property, together with the right of ingress to, egress from, and passage over Grantors' property for the above purpose.

The Grantors, for themselves, their heirs, administrators, executors, successors, and assigns, do hereby agree that for and during the life of said avigation easement, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any structure in the Runway Protection Zone that is an airport hazard or which might create glare or misleading lights or lead to the construction of residences, fuel handling and storage facilities, or smoke generating activities; and the grantors, for themselves, their heirs, administrators, executors, successors, and assigns, further agree they will not permit places of public assembly upon Grantors' property, such as, churches, schools, office buildings, shopping centers, restaurants, child care facilities, and stadiums.

AND for the consideration hereinabove set forth, the Grantors, for themselves, their heirs, administrators, executors, successors, and assigns, do hereby agree that for and during the life of said easement and right of way, they will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any building, structure, tree or other object extending into the airspace above the aforesaid imaginary plane, and that they shall not hereafter use or permit or suffer the use of Grantors' property in such a manner as to create electrical interference with radio communication between any installation upon said airport and aircraft, or as to make it difficult for flyers to distinguish between airport lights and others, or to permit any use of the Grantors' land that causes a discharge of fumes, dust or smoke so as to impair visibility in the vicinity of the airport or as otherwise to endanger the landing, taking off or maneuvering of aircraft. Grantors furthermore waive all damages and claims for damages caused or alleged to be caused by or incidental to such activities.

Grantor shall not hereafter use, nor permit, nor suffer use of the land, first above described, in such a manner as to create a potential for attracting birds and other wildlife which may pose a hazard to aircraft.

AND TO HOLD said easement and right of way, and all rights appertaining thereto unto the Grantee, its successors, and assigns, until said Edgar County Airport shall be abandoned and shall cease to be used for public airport purposes. It being understood and agreed that the aforesaid covenants and agreements shall run with the land and shall be binding upon the heirs, administrators, executors, successors and assigns of the Grantors until said Edgar County Airport shall be abandoned and cease to be used for public airport purposes.

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STATE OF ILLINOIS COUNTY OF EDGAR)) ss.)						
BE IT REMEMBERED, that on th	uis	day of			_, 20	, before me, the	
undersigned, a Notary Public in an me to be the same persons who ex acknowledged the execution of the	d for the C	ounty and Sta	te aforesa	id, came , v	vho are p	ersonally known to	
N WITNESS WHEREOF, I have written.	hereunto s	et my hand an	d affixed	my seal,	the day	and year last above	
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