



Appraisal Review Certification

Route: Edgar County Airport
 Section: 6-14-11
 Project: _____
 Job No.: 82106LND
 County: Edgar
 Parcel No.: 64003

Original Supplemental Detailed Non-Complex

The undersigned hereby certifies:

1. That on 7/22/2007, I visually inspected the property and comparable sales selected, analyzed and described in the attached appraisal. I am/ I am not aware of any additional sales data or additional information that may impact the value of the subject property.
2. That I have no direct or indirect present or contemplated future personal interest in the property described therein or in any benefit from the acquisition, and I have no personal interest or bias with respect to the parties involved.
3. That the facts and data reported by the review appraiser and used in the review process are based on that information provided by the author of the attached appraisal report and any specialty reports, and that this information is considered true and correct. No one has provided significant professional assistance to the person signing this review report.
4. That the analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions. I have no bias with respect to the property that is the subject of this review or the parties involved.
5. That my determination has been reached independently based on the appraisal without any collusion or direction, and my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. This review report is based on the data and information provided in the actual appraisal report and any specialty reports used therein.
6. That my analyses, opinions, and conclusions were developed and this review report has/ has not been prepared in conformity with the Uniform Standards of professional Appraisal Practice and are based on the scope of work described herein.
7. That I have given consideration in this review to the value of the part taken, and damages and/or benefits to the remainder, if any, to the extent allowed under Illinois statutes; and that as near as can be determined noncompensable items of damage under Illinois law have not been included in appraisal.
8. That the attached appraisal report submitted by Bradley D. Cunningham has been reviewed by the undersigned. In accordance with 49 CFR 24.104, the attached appraisal meets one of the following categories:
 - Rejected Value - Appraisal does not meet all requirements
 - Accepted Value - Appraisal meets all requirements, but is not selected
 - Approved Value - Appraisal meets all requirements and is selected as basis for acquisition purposes
9. In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for this appraisal report.



10. That my conclusions of value for the subject property as of 7/22/2007, are as follows:

Fair Market Value of Whole Property	\$ <u>687,600</u>
Fair Market Value of Property Taken (including improvements) as a Part of the Whole (31A)	\$ <u>132,500</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>555,100</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>557,100</u>
Damage to Remainder (31C)	\$ <u>0</u>
Compensation for Permanent Easement(s) (31 B)	\$ <u>0</u>
Compensation for Temporary Easement(s) (31E)	\$ <u>0</u>
Excess Land to be Acquired (31F)	\$ <u>0</u>
Total Compensation	\$ <u>132,500</u>

Philip D. Hogan
 District Review Appraiser
 Certified General
 Type of License

7/27/2007
 Date
153,0000221
 License Number

9/30/2007
 Expiration Date

Approved: _____
 Regional Engineer SPONSOR _____
 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: Dyer property, parcel 023EDGA064003

Date of the review: 7/22/2007

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. Cunningham

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

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 cropland 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 Wyand 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 prairie 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	\$5,000	\$5,100	\$4,917	\$5,100	\$4,450	
Acres	152.8	50	301.91	100.34	674.55	
Total Price	250,000	1,539,741	493,393	3,440,205	178,000	
Pl, % tillable	130, 90	143, 98%	141, 98	143, 98%	,78 142, 98	
Improvements	none	none	nominal	none	minimal	none
Time	0	0	0	0	0	
Location	0	0	0	0	0	
Conditions	fee	0	0	0	0	
Land	0	0	0	0	0	
% tillable	-120	-120	-120	0	-120	
P.I.	-325	-275	-325	0	-300	
topography	0	0	0	0	50	
non-tillable	0	0	0	0	0	
Improvements	0	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, Wyonet, 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.

Remainder Value before the taking is then: \$ 555,100

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.

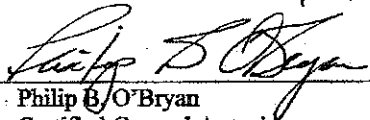
Damage to the remainder is measured by the difference in remainder values as follows:

Remainder value before taking	\$ 555,100
Remainder value after taking	<u>557,100</u>
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

By


Philip B. O'Bryan
Certified General Appraiser
153-000221



Take: Whole Partial Other
 Original Supplemental

Station: _____ to _____
 Station: _____ to _____
 Station: _____ to _____
 Station: _____ to _____


Route: N/A
 Section: 6 & 7-14-11
 Project: Edgar Co. Airport
 Job No: 82106LND
 County: Edgar
 Parcel No: 023EDGA064003

- This report consists of 16 pages.
 - Location and Address: South of and adjacent to the Edgar County Airport, along the North side of the Airport Road, Edgar Township, Edgar County, Illinois.
 - Identification: The subject property is an unimproved 152.8 acre parcel that is situated approximately 1/4 mile Southeast of the main entrance drive to the Edgar County Airport. It appears to be 90% tillable.
 - Present Owner(s) Names, Address and Telephone: Phillip & Marjorie Dyer, 12585 Indian Boundary St., Paris, IL 61944. No telephone number.
 - Tenant's or Lessee's Names, Address and Telephone: N/A
 - Person Interviewed: N/A Interviewed by: N/A
 - Farmland Preservation Act: CL _____ OC _____ HL _____ PL _____
 FL _____ FS _____ RL _____ OL _____
 - Present Use: Agriculture Highest and Best Use Before Taking Agriculture
 Zoning: N/A Highest and Best Use After Taking Agriculture
 - Subject Property Sales Record (Last 5 yrs. Required) If none, check
- | Grantor | Grantee | Date | Doc. No. | R.S. | Rec. Price | Price | Verified By |
|---------|---------|------|----------|------|------------|-------|-------------|
| | | | | | | | |
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10. Purpose of Valuation: The purpose of this valuation is to arrive at an opinion of the fair market value of subject property in fee simple title as a whole; and when applicable, the fair market value of property taken as part of the whole, the fair market value of the remainder after the taking as will be affected by contemplated improvements with consideration for damages, if any, and benefits, if any, to the remainder; and the total just compensation due property owner by reason of the taking as of 05/17/2007.

Definition of Fair Market Value: "That price which a willing buyer would pay in cash and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell."

11. Statement of Contingent and Limiting Conditions is Required.

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		0.000	
Area to be Acquired for Additional R.O.W.		0.000	
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	

14. Final Conclusion of Value		
Fair Market Value of Whole Property		\$595,000
For Partial Taking Include the Following		
Fair Market Value of Property Taken (including improvements) as Part of the Whole		\$115,900
Fair Market Value of Remainder as Part of the Whole Before Taking		\$479,100
Fair Market Value of Remainder After the Taking as will be Affected by Contemplated improvements		\$479,100
Damage to Remainder		\$0
Compensation for Permanent Easement(s)		\$0
Compensation for Temporary Easement(s)		\$0
Total Compensation		\$115,900



1. General Description

Location	Schools
Side of Street: North	Grade: Public
Distance and Direction To	High: Public
Nearest Markets: 7 Mi. No.-Chrisman/7 Mi. So.-Paris	
Nearest City: 7 Mi. No.-Chrisman/7 Mi. So.-Paris	Churches
Downtown: 7 Mi. No.-Chrisman/7 Mi. So.-Paris	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.

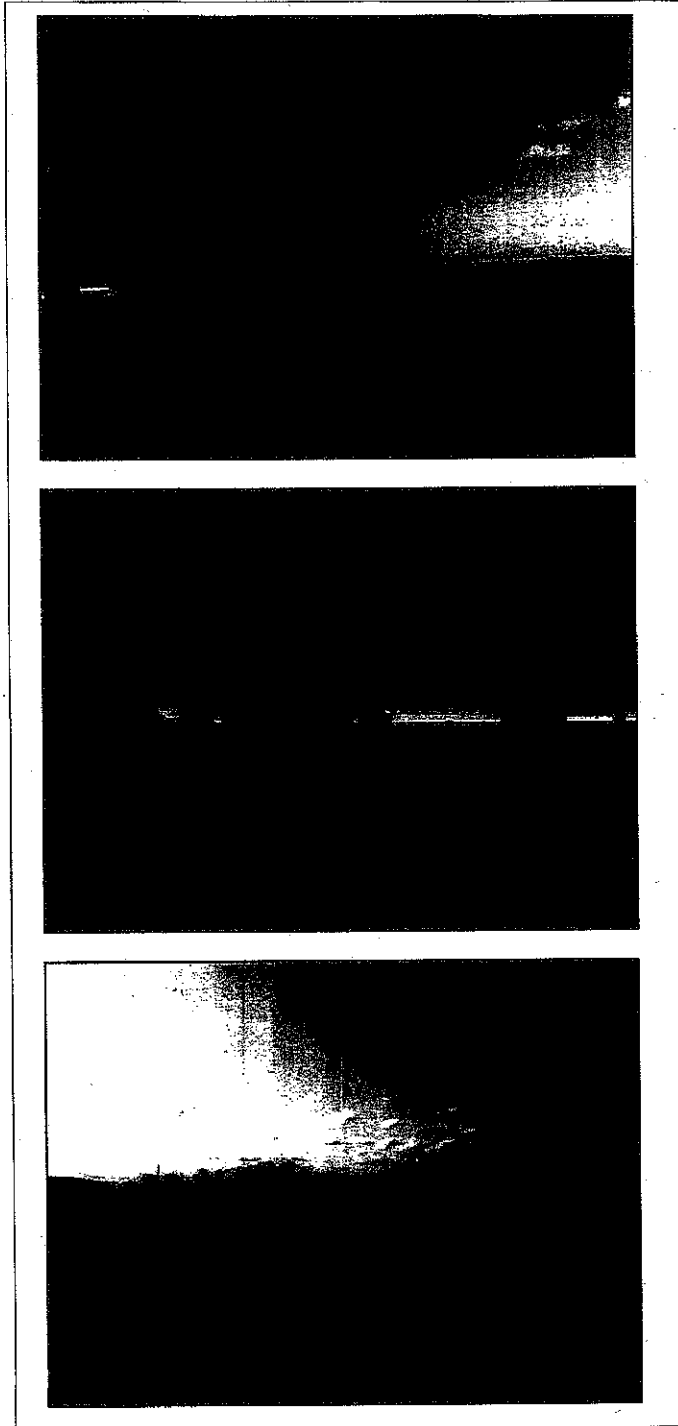
The subject site is situated Southeast of and adjacent to the Edgar County Airport along the North side of the Airport Road. The site is irregularly shaped and has frontage along the North side of the Airport Road. The site has a total land area of 152.8 acres. The site is essentially level and is unimproved. 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.

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.



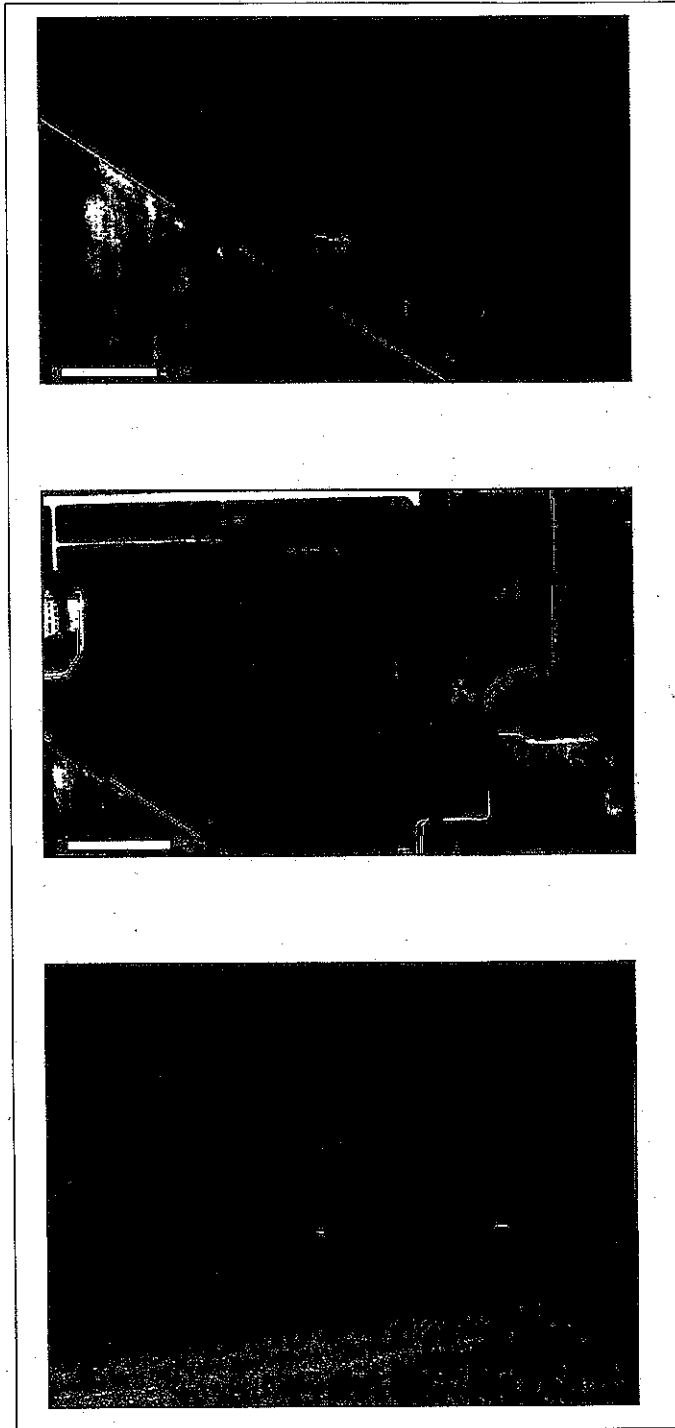
Date of Photograph: 05/17/2007
Photograph By: BDC
Camera Facing: North
Description: Western boundary of subject property.

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.

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: N/A
Photograph By: N/A
Camera Facing: N/A
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.



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.



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.....	\$ 479,100
Fair Market Value of Remainder After the Taking as will be Affected by Contemplated Improvements	\$ 479,100
Damage to Remainder.....	\$ 0



Before Taking After Taking

Agricultural Residential Commercial Industrial

(Plus if Subject is Better) (Minus if Subject Poorer)
Always Adjust TO the Subject Property

Comparable Sale Data Sheets: Attached In Sales Book

	Subject	Sale No. L-2	Sale No. L-3	Sale No. L-4
1. Grantor		Glithero	Edgar Co. Bank & Trust	Tsakiridis
Grantee		Kautz	Lorenzen & Taylor	Kautz
Address or Location		Edgar Twp. 9-15-11	Edgar Twp. 5-15-11	Paris Twp. 4-13-12
Date of Sale		1/24/2007	01/05/2007	12/11/2006
Sale Terms		Armslength	Armslength	Armslength
Size	152.800	40.000	35.3	73.1
Total Sale Price		\$178,000	\$141,200	\$314,330
Indicated Sale Price per Acre <input checked="" type="checkbox"/> Sq.Ft. <input type="checkbox"/> F.F. <input type="checkbox"/>		\$4,450.00	\$4,000.00	\$4,300.00

Adjustments

			%	\$ Amt.		%	\$ Amt.		%	\$ Amt.
2. Property Rights		FS			FS			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 Sale		Normal			Normal			Natural		
Adjusted Price				4,450.00			4,000.00			4,300.00
Market Conditions		Normal			Normal			Normal		
Adj. Unit Price				4,450.00			4,000.00			4,300.00
Location	Average	Similar			Similar			Similar		
Size	152.8 Acres	40 Ac.			35.3 Ac.			73.1 Ac.		
Sewer/Water	None	Similar			Similar			Similar		
Zoning	None	Similar			Similar			Similar		
Topography	Level	Level			Level			Level		
Access	Average	Similar			Similar			Similar		
Prod. Est. C/S	154/46	172/56	-10%	-445.00	172/56	-10%	-400.00	169/54	-10%	-430.00

Net Adjustment (+ or -)	-10%	\$	-445.00	-10%	\$	-400.00	-10%	\$	-430.00
Indicated Sale Price		\$	4,005.00		\$	3,600.00		\$	3,870.00
Indicated Value of Subject		\$	4,005.00		\$	3,600.00		\$	3,870.00
Three items above are per	Acre <input checked="" type="checkbox"/> Sq.Ft. <input type="checkbox"/> F.F. <input type="checkbox"/>								

3. Explanation of Adjustments. (Go To Page 2).

4. Analysis and Correlation of Indicated Values. The middle of the range, or \$3,800 per acre appears to best represent conditions existing at the subject property on the effective date of the appraisal.

5. Estimated Value of Land: \$3,800.00 Per Acre Per Sq.Ft. Per F.F.

6. Estimated Subject Property Land Value:

152.80 Acre Sq. Ft. F.F. @ \$3,800.00 Per Acre Sq. Ft. F.F. = \$580,600

Parcel No. 064003 Project Edgar Co. AP Page 7 Appraiser Bradley D. Cunningham



Before Taking

After Taking

1. 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.

Yields (Ave. yields over last ___ years and abnormal and subnormal yields for the same period.)
Owner could not be contacted.

Renewal Terms: Typical Actual

2. Production Record: (Estimated earning power of farm)

Crop	Yields, for Neighborhood		Rent Rate Per Acre	Expected Yields Subject Property		Owner's Price Share		Owner's Income
	Yearly Average			Acres	Yield	Number Bu or Ton	@ \$ Per Bu or Ton	
Corn	154	Bu/Ac	\$145	152.8	Bu/Ac	0		\$22,156
Soybeans	46	Bu/Ac	\$145	152.8	Bu/Ac			
Wheat		Bu/Ac			Bu/Ac			
Clover		Ton/Ac			Ton/Ac			
Pasture								
Timber								
Bldg. & Lot								
Waste								
Total Acres:				152.8	Owner's Total Gross Income :			\$22,156

3. Expense or Operating Statement

Fixed Expense:
Real Estate Tax: Assessed Value _____ Year 2005 Tax \$1,180
Expected tax over a period of years _____ \$1,180
Special Taxes (Drainage, etc.) _____

Insurance Coverage _____ Rate _____ per \$100 Valuation _____

Operating Expenses:
Management _____
Utilities _____
Fertilizer _____ Lime _____ Seed _____ Feed _____
Harvesting Costs _____ Storage Costs _____
Marketing Costs _____
Reserves for Maintenance and Replacements:
Buildings _____ Building Valuation @ _____
Fences, wells, lanes, tiling, ditches & other improvements _____

Owner's Total Expense : \$1,180

4. Owner's Estimated Annual Gross Income \$22,156
5. Owner's Estimated Annual Expenses \$1,180
6. Owner's Estimated Annual Net Income \$20,976
7. Indicated Value when Capitalized @ 3.5% \$599,300
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%



Before Taking

After Taking

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 approaches indicate a reasonably close range of values. A representative market value on the effective date of the appraisal is felt to be \$595,000.

5. Appraiser's Final Estimate of Fair Market Value of Whole Property \$595,000

Parcel No. 064003 Project Edgar Co. AP Page 10 Appraiser Bradley D. Cunningham



Before Taking

After Taking

Agricultural

Residential

Commercial

Industrial

(Plus if Subject is Better) (Minus if Subject Poorer)
Always Adjust TO the Subject Property

Comparable Sale Data Sheets:

Attached In Sales Book

	Subject	Sale No. L-2	Sale No. L-3	Sale No. L-4
1. Grantor		Githero	Edgar Co. Bank & Trust	Tsakiridis
Grantee		Kautz	Lorenzen & Taylor	Kautz
Address or Location		Edgar Twp. 9-15-11	Edgar Twp. 5-15-11	Paris Twp. 4-13-12
Date of Sale		1/24/2007	01/05/2007	12/11/2006
Sale Terms		Armslength	Armslength	Armslength
Size	125.200	40.000	35.3	73.1
Total Sale Price		\$178,000	\$141,200	\$314,330
Indicated Sale Price per Acre <input checked="" type="checkbox"/> Sq.Ft. <input type="checkbox"/> F.F. <input type="checkbox"/>		\$4,450.00	\$4,000.00	\$4,300.00

Adjustments

			%	\$ Amt.		%	\$ Amt.		%	\$ Amt.
2. Property Rights		FS			FS			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 Sale		Normal			Normal			Natural		
Adjusted Price				4,450.00			4,000.00			4,300.00
Market Conditions		Normal			Normal			Normal		
Adj. Unit Price				4,450.00			4,000.00			4,300.00
Location	Average	Similar			Similar			Similar		
Size	125.200 Acres	40 Ac.			35.3 Ac.			73.1 Ac.		
Sewer/Water	None	Similar			Similar			Similar		
Zoning	None	Similar			Similar			Similar		
Topography	Level	Level			Level			Level		
Access	Average	Similar			Similar			Similar		
Prod. Est. C/S	154/46	172/56	-10%	-445.00	172/56	-10%	-400.00	169/54	-10%	-430.00

Net Adjustment (+ or -)	-10%	\$	-445.00	-10%	\$	-400.00	-10%	\$	-430.00
Indicated Sale Price		\$	4,005.00		\$	3,600.00		\$	3,870.00
Indicated Value of Subject		\$	4,005.00		\$	3,600.00		\$	3,870.00
Three items above are per	Acre <input checked="" type="checkbox"/> Sq.Ft. <input type="checkbox"/> F.F. <input type="checkbox"/>								

3. Explanation of Adjustments. (Go To Page 2).

4. Analysis and Correlation of Indicated Values. The middle of the range, or \$3,800 per acre appears to best represent conditions existing at the subject property on the effective date of the appraisal.

5. Estimated Value of Land: \$3,800 Per Acre Per Sq.Ft. Per F.F.

6. Estimated Subject Property Land Value:

125.2 Acre Sq. Ft. F.F. @ \$3,800.00 Per Acre Sq. Ft. F.F. = \$475,800

Parcel No. 064003 Project Edgar Co. AP Page 11 Appraiser Bradley D. Cunningham

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.



Before Taking

After Taking

1. 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.

Yields (Ave. yields over last ___ years and abnormal and subnormal yields for the same period.)
Owner could not be contacted.

Renewal Terms: Typical Actual

2. Production Record: (Estimated earning power of farm)

Crop	Yields, for Neighborhood Yearly Average	Rent Rate Per Acre	Expected Yields Subject Property		Owner's Price Share		Owner's Income
			Acres	Yield	Number Bu or Ton	@ \$ Per Bu or Ton	
Corn	154 Bu/Ac	\$145	125.2	Bu/Ac	0		\$18,154
Soybeans	46 Bu/Ac	\$145	125.2	Bu/Ac			
Wheat	Bu/Ac			Bu/Ac			
Clover	Ton/Ac			Ton/Ac			
Pasture							
Timber							
Bldg. & Lot							
Waste							
Total Acres:			125.2	Owner's Total Gross Income :			\$18,154

3. Expense or Operating Statement

Fixed Expense:
 Real Estate Tax: Assessed Value _____ Year 2005 Tax \$968
 Expected tax over a period of years _____ \$968
 Special Taxes (Drainage, etc.) _____

Insurance Coverage _____ Rate _____ per \$100 Valuation _____

Operating Expenses:
 Management _____
 Utilities _____
 Fertilizer _____ Lime _____ Seed _____ Feed _____
 Harvesting Costs _____ Storage Costs _____
 Marketing Costs _____
 Reserves for Maintenance and Replacements:
 Buildings _____ Building Valuation @ _____
 Fences, wells, lanes, tiling, ditches & other improvements . _____

Owner's Total Expense : \$968

4. Owner's Estimated Annual Gross Income \$18,154
5. Owner's Estimated Annual Expenses \$968
6. Owner's Estimated Annual Net Income \$17,186
7. Indicated Value when Capitalized @ 3.5% \$491,000
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.



Conclusion of Value

Before Taking

After Taking

Summary of Valuation

1. Indicated Value by Cost Approach	\$0
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 approaches indicate a reasonably close range of values. A representative market value on the effective date of the appraisal is felt to be \$479,100.	

5. Appraiser's Final Estimate of Fair Market Value of Whole Property \$479,100

Parcel No. 064003 Project Edgar Co. AP Page 14 Appraiser Bradley D. Cunningham

**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.

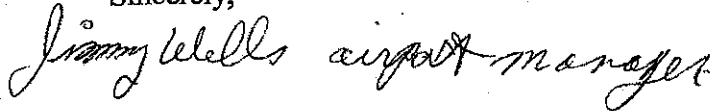
You provided a letter dated January 14, 2008 to Hanson, wherein you stated that you found our offer far below current land values and referenced two separate sales in the area that were for substantially more dollars per acre than was offered to you. Hanson has asked Mr. Philip O'Bryan, review appraiser, 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,

A handwritten signature in cursive script that reads "Jim Keller airport manager".

For Jim Keller, 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.



Illinois Department of Transportation

Division of Aeronautics

Basis for Computing Total Approved Compensation and Offer to Purchase

Airport Edgar County Airport
Edgar _____ County
Parcel No. 023EDGA064003

Owner(s) of Real Property: Marjorie B. Dyer, as to an undivided 1/2 interest; Phillip L. Dyer, as Trustee of the John N. Dyer Residuary Trust, an undivided 1/2 interest

Location 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: 03-14-06-400-005

Pursuant to 735 ILCS 577-102-1, 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 Edgar County Airport. The legal description of the parcel to be acquired is found on the contract to purchase real estate form and/or with the attached plat.

The amounts shown below are the full amounts of the approved values and are based on a fair market value of the property. A copy of the appraisal is available upon written request to the Division of Aeronautics, #1 Langhorne Bond Drive, Springfield, Illinois 62707-8415. The fair market value of the property to be acquired is estimated without regard for any decrease or increase in the fair market value caused by the project for which the property is being acquired; however, the damage to the remaining property, if any, is estimated with full consideration of the proposed improvement.

1. Existing Property:

Total area 189.0 (acres) more or less
Highest and best use: Agricultural

2. Land to be Acquired in Fee Simple:

New right of way 27.464 (acres)
Existing right of way, when applicable N/A
Total right of way 27.464 (acres)

3. Improvements and/or Fixtures to be Acquired:

None

4. Compensation for Land Acquired in Fee Simple:

Fair market value of the 27.464 (acres) to be acquired including all improvements as part of the whole property, based on an analysis of market data in the vicinity of the acquisition. \$ 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 property. These benefits have been offset against any possible damages but have not been offset against any part of the compensation for the part acquired.

5. Compensation for Easements Including any Damages or Benefits:

Permanent/Avigation Easement - N/A (acres/sq. ft.) \$ 0.00
for _____ (airport purpose)

Total compensation for easement (when applicable) \$ 0.00

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) \$ 142,813.00

7. Personal property (not being acquired) located in the proposed taking:
N/A

You may want to retain and remove from the acquired property some, or all, of the improvements included in the acquisition. If so, the following owner-retention values have been established for the improvements listed above in item 3, and the total of the owner-retention values for the improvements retained will be deducted from the total compensation.

Improvement	Owner-Retention Value
<u>N/A</u>	\$ <u>N/A</u>
<u>N/A</u>	\$ <u>N/A</u>
<u>N/A</u>	\$ <u>N/A</u>
<u>N/A</u>	\$ <u>N/A</u>
<u>N/A</u>	\$ <u>N/A</u>
<u>N/A</u>	\$ <u>N/A</u>

Any agreement to retain such improvements does not convey with it a permit to move the improvements on or over, any Airport property. Mr. Lintern will be happy to furnish information for your use in applying for a permit if one is needed.

Jimmy White
Sponsor
airport sponsor

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

2/19/08

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.

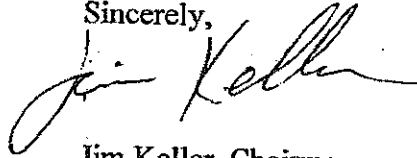
The amount of compensation for the taking of your property by the Board has been established at \$71,339.00. We are enclosing another copy of the Basis for Computing Total Approved Compensation and Offer to Purchase for your reference.

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

cc: 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

VIA CERTIFIED MAIL NO. 7007 0710 0002 8631 1175

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



Illinois Department of Transportation

Division of Aeronautics

Basis for Computing Total Approved Compensation and Offer to Purchase

Airport Edgar County Airport
Edgar _____ County
Parcel No. 023EDGA064002

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

Location 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 Edgar County Airport. The legal description of the parcel to be acquired is found on the contract to purchase real estate form and/or with the attached plat.

The amounts shown below are the full amounts of the approved values and are based on a fair market value of the property. A copy of the appraisal is available upon written request to the Division of Aeronautics, #1 Langhorne Bond Drive, Springfield, Illinois 62707-8415. The fair market value of the property to be acquired is estimated without regard for any decrease or increase in the fair market value caused by the project for which the property is being acquired; however, the damage to the remaining property, if any, is estimated with full consideration of the proposed improvement.

1. Existing Property:

Total area 13.719 (acres) more or less
Highest and best use: Agricultural

2. Land to be Acquired in Fee Simple:

New right of way 13.719 (acres)
Existing right of way, when applicable N/A
Total right of way 13.719 (acres)

3. Improvements and/or Fixtures to be Acquired:

None

4. Compensation for Land Acquired in Fee Simple:

Fair market value of the <u>13.719</u> (acres) to be acquired including all improvements as part of the whole property, based on an analysis of market data in the vicinity of the acquisition.	\$ <u>71,339.00</u>
Damage to the remaining property as a result of the acquisition (if any)	\$ <u>0.00</u>
Total compensation for property acquired in fee simple	\$ <u>71,339.00</u>
Less cost of construction to be offset against total compensation	\$ <u>0.00</u>
Net compensation	\$ <u>71,339.00</u>

Benefits in the amount of \$ 0.00 have been estimated to the remaining property. These benefits have been offset against any possible damages but have not been offset against any part of the compensation for the part acquired.

5. Compensation for Easements Including any Damages or Benefits:

Permanent/Avigation Easement - <u>N/A</u> (acres/sq. ft.) for _____ (airport purpose)	\$ <u>0.00</u>
Total compensation for easement (when applicable)	\$ <u>0.00</u>

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) \$ 71,339.00

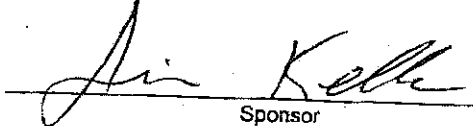
7. Personal property (not being acquired) located in the proposed taking:

N/A

You may want to retain and remove from the acquired property some, or all, of the improvements included in the acquisition. If so, the following owner-retention values have been established for the improvements listed above in item 3, and the total of the owner-retention values for the improvements retained will be deducted from the total compensation.

Improvement	Owner-Retention Value
<u>N/A</u>	\$ <u>N/A</u>
<u>N/A</u>	\$ <u>N/A</u>
<u>N/A</u>	\$ <u>N/A</u>
<u>N/A</u>	\$ <u>N/A</u>
<u>N/A</u>	\$ <u>N/A</u>
<u>N/A</u>	\$ <u>N/A</u>

Any agreement to retain such improvements does not convey with it a permit to move the improvements on or over, any Airport property. Mr. Lintern will be happy to furnish information for your use in applying for a permit if one is needed.



Sponsor

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 \$ 71,339.00 for the property described on the attached instruments free and clear of all claims of other parties, liens, taxes and encumbrances.

Jerry Linken/Jag
Realty Specialist

2/05/08
Date



Illinois Department of Transportation

Memorandum

To: File
From: Kathy A. Comrie *KAC*
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 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 Wyandot 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	Jul-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		250,000	1,539,741	493,393	3,440,205	178,000
PI, % 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	0	0	0	0
Conditions	Fee	0	0	0	0	0
Land		0	0	0	0	0
% tillable		0	0	0	0	0
P.I.		-200	-150	-200	0	-175
topography		0	0	0	0	50
non-tillable		0	0	0	0	0
Improvements		0	0	0	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 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 13.719 acres of land at \$4,800 per acre or \$65,900.

By 
Philip B. O'Bryan
Certified General Appraiser
553.000221



Appraisal Review Certification

Route: Edgar County Airport
 Section: 6-14-11
 Project: _____
 Job No.: 82106LND
 County: Edgar
 Parcel No.: 64002

Original Supplemental Detailed Non-Complex

The undersigned hereby certifies:

1. That on 7/22/2007, I visually inspected the property and comparable sales selected, analyzed and described in the attached appraisal. I am/ I am not aware of any additional sales data or additional information that may impact the value of the subject property.
2. That I have no direct or indirect present or contemplated future personal interest in the property described therein or in any benefit from the acquisition, and I have no personal interest or bias with respect to the parties involved.
3. That the facts and data reported by the review appraiser and used in the review process are based on that information provided by the author of the attached appraisal report and any specialty reports, and that this information is considered true and correct. No one has provided significant professional assistance to the person signing this review report.
4. That the analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions. I have no bias with respect to the property that is the subject of this review or the parties involved.
5. That my determination has been reached independently based on the appraisal without any collusion or direction, and my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. This review report is based on the data and information provided in the actual appraisal report and any specialty reports used therein.
6. That my analyses, opinions, and conclusions were developed and this review report has/ has not been prepared in conformity with the Uniform Standards of professional Appraisal Practice and are based on the scope of work described herein.
7. That I have given consideration in this review to the value of the part taken, and damages and/or benefits to the remainder, if any, to the extent allowed under Illinois statutes; and that as near as can be determined noncompensable items of damage under Illinois law have not been included in appraisal.
8. That the attached appraisal report submitted by Bradley D. Cunningham has been reviewed by the undersigned. In accordance with 49 CFR 24.104, the attached appraisal meets one of the following categories:
 - Rejected Value - Appraisal does not meet all requirements
 - Accepted Value - Appraisal meets all requirements, but is not selected
 - Approved Value - Appraisal meets all requirements and is selected as basis for acquisition purposes
9. In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for this appraisal report.



10. That my conclusions of value for the subject property as of 11/06/2007, are as follows:

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

[Handwritten Signature]

District Review Appraiser

11/06/2007

Date

Certified General

Type of License

153,0000221

License Number

9/30/2009

Expiration Date

Approved: *[Handwritten Signature]*

Regional Engineer

11-7-07
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: Wright property, parcel 023EDGA064002

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. Cunningham

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. 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.



Take: Whole Partial Other
 Original Supplemental

Station: _____ to _____
 Station: _____ to _____
 Station: _____ to _____
 Station: _____ to _____

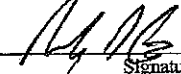
Route: N/A
 Section: 6-14-11
 Project: Edgar Co. Airport
 Job No: 82106LND
 County: Edgar
 Parcel No: 023EDGA064002

- This report consists of 12 pages.
 - Location and Address: South of and adjacent to the Edgar County Airport, along the North side of the Airport Road, Edgar Township, Edgar County, Illinois.
 - Identification: The subject property is an unimproved 13.7 acre parcel that is situated at the Northeast corner of the intersection of the Airport Road and the main entrance drive to the Edgar County Airport. It is 100% tillable.
 - Present Owner(s) Names, Address and Telephone: Mary Lou Wright, et al 15496 Airport Rd., Paris, IL 61944. No telephone number.
 - Tenant's or Lessee's Names, Address and Telephone: N/A
 - Person Interviewed: N/A Interviewed by: N/A
 - Farmland Preservation Act: CL _____ OC _____ HL _____ PL _____
 FL _____ FS _____ RL _____ OL _____
 - Present Use: Agriculture Highest and Best Use Before Taking Agriculture
 Zoning: N/A Highest and Best Use After Taking Agriculture
 - Subject Property Sales Record (Last 5 yrs. Required) If none, check
- | Grantor | Grantee | Date | Doc. No. | R.S. | Rec. Price | Price | Verified By |
|---------|---------|------|----------|------|------------|-------|-------------|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

10. Purpose of Valuation: The purpose of this valuation is to arrive at an opinion of the fair market value of subject property in fee simple title as a whole; and when applicable, the fair market value of property taken as part of the whole, the fair market value of the remainder after the taking as will be affected by contemplated improvements with consideration for damages, if any, and benefits, if any, to the remainder; and the total just compensation due property owner by reason of the taking as of 05/17/2007.

Definition of Fair Market Value: "That price which a willing buyer would pay in cash and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell."

11. Statement of Contingent and Limiting Conditions is Required.

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	13.700	
Area to be Acquired in Fee Simple Title	13.700	
Area to be Acquired by New Dedication	0.000	
Area Acquired by Previous Dedication	0.000	
Area to be Acquired for Additional R.O.W.	0.000	
Area to be Acquired by Permanent Easement(s)	0.000	
Area to be Acquired by Temporary Easement(s)	0.000	
Area of Remainder	0.000	

14. Final Conclusion of Value

Fair Market Value of Whole Property	.....	\$60,000
For Partial Taking Include the Following		
Fair Market Value of Property Taken (including improvements) as Part of the Whole	.....	\$60,000
Fair Market Value of Remainder as Part of the Whole Before Taking	.....	\$0
Fair Market Value of Remainder After the Taking as will be Affected by Contemplated improvements	.....	\$0
Damage to Remainder	.....	\$0
Compensation for Permanent Easement(s)	.....	\$0
Compensation for Temporary Easement(s)	.....	\$0
Total Compensation	.....	\$60,000



I. General Description

Location	Schools
Side of Street: North	Grade: Public
Distance and Direction To	High: Public
Nearest Markets: 7 Mi. No.-Chrisman/7 Mi. So.-Paris	
Nearest City: 7 Mi. No.-Chrisman/7 Mi. So.-Paris	Churches
Downtown: 7 Mi. No.-Chrisman/7 Mi. So.-Paris	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 an otherwise typical farm parcel for the area.	Alley, if any: None
	Gas: None
Income Level: Modest	Sewer: None
Property Trend: Stable	Electric: Public
	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.)

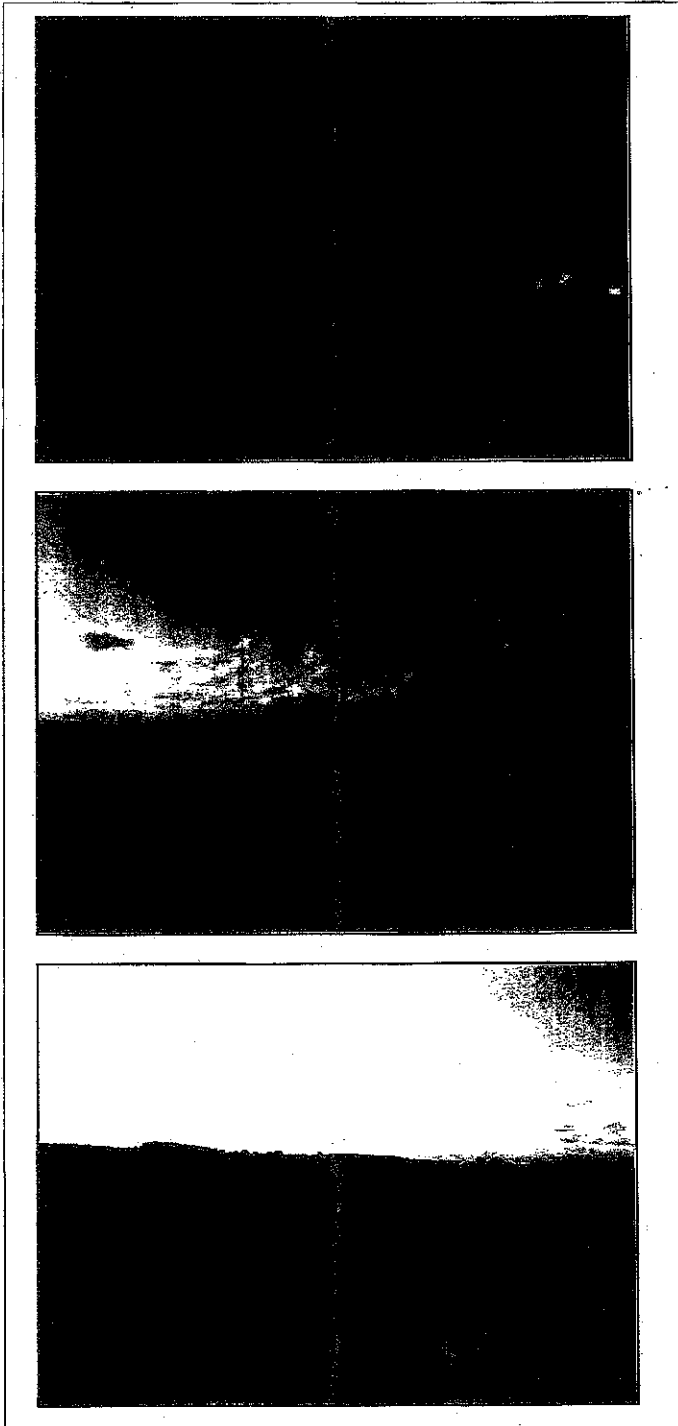
The subject neighborhood is a rural one that is situated midway between the communities of Paris and Chrisman. Paris is the county seat and is located 7 miles to the South. The predominant land use remains non-irrigated cropland. Single family homesites are sparsely scattered throughout the area. Dwellings 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.

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.



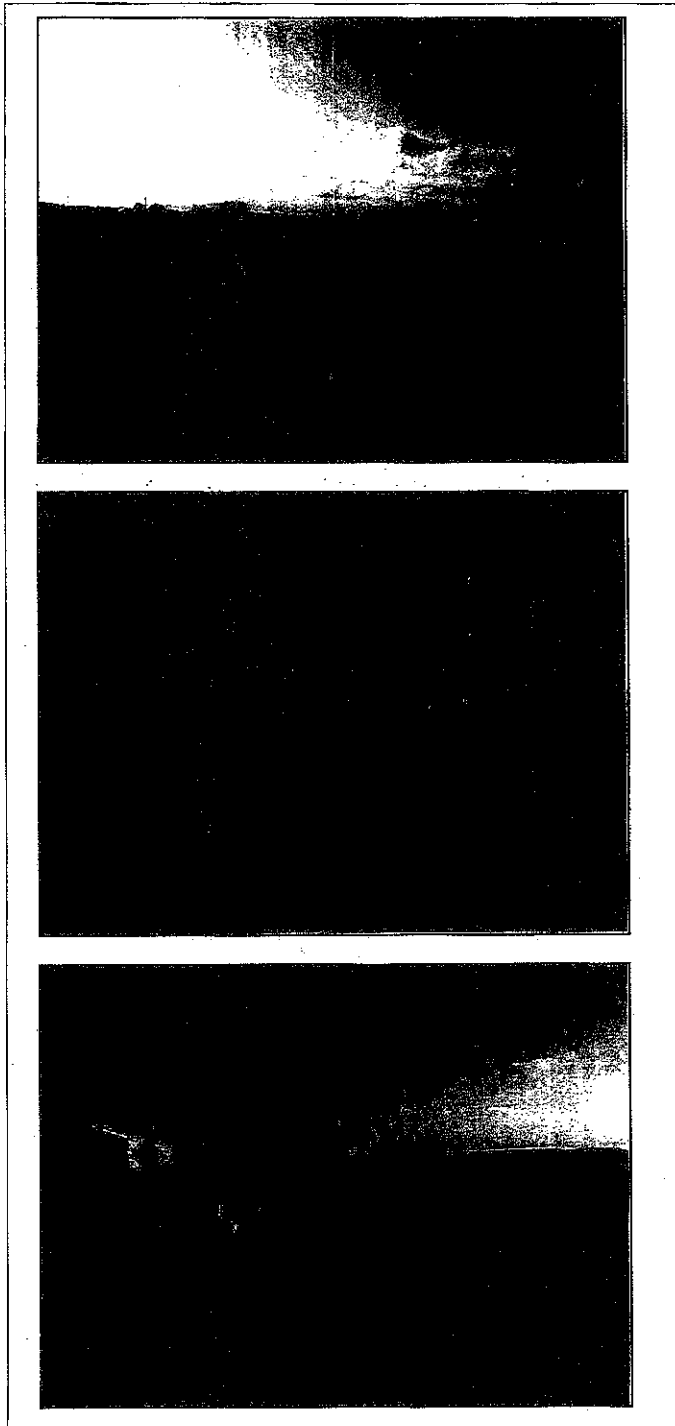
Date of Photograph: 05/17/2007
Photograph By: BDC
Camera Facing: South
Description: Subject property viewed from airport entrance drive.

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.

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.



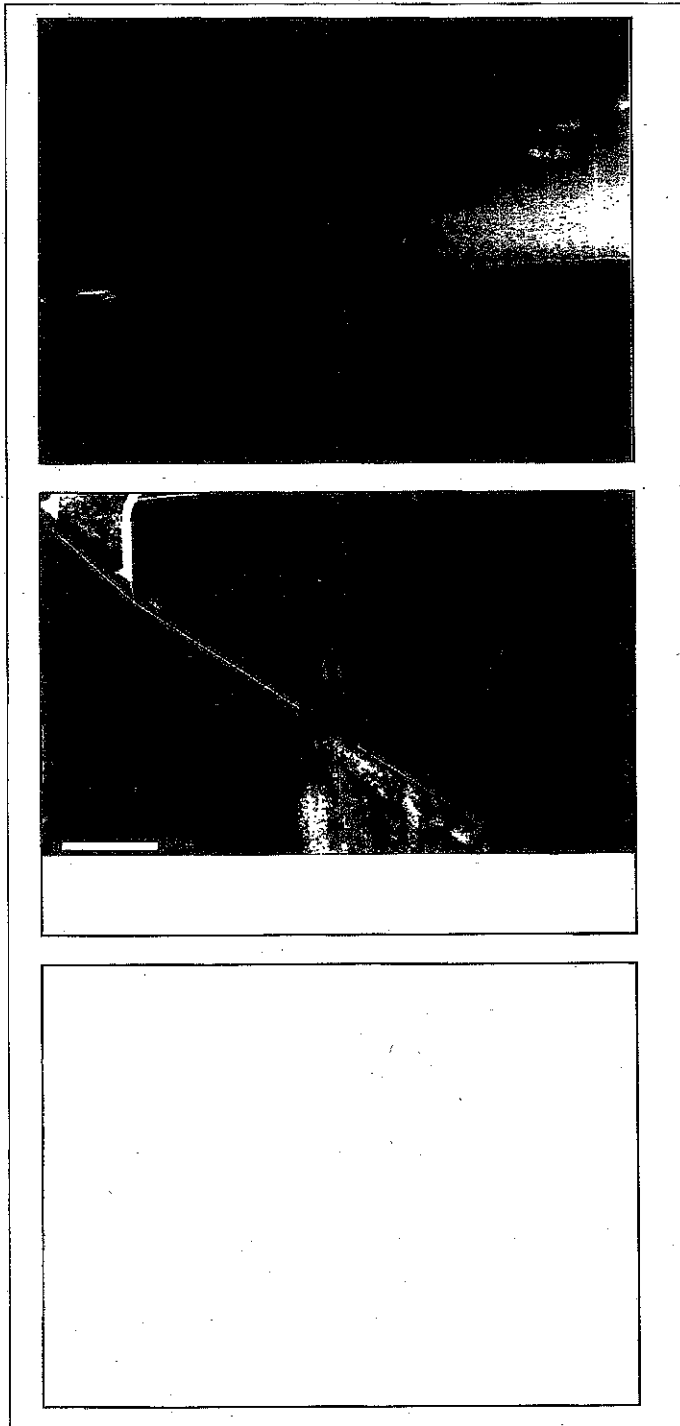
Date of Photograph: 05/17/2007
Photograph By: BDC
Camera Facing: Southeast
Description: Airport Road

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

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

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: Eastern Boundary of Subject Property

Date of Photograph: N/A
Photograph By: N/A
Camera Facing: N/A
Description: Soil Map of Subject Property

Date of Photograph:
Photograph By:
Camera Facing:
Description:



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.



Before Taking After Taking
 Agricultural Residential Commercial Industrial

(Plus if Subject is Better) (Minus if Subject Poorer)
 Always Adjust TO the Subject Property

Comparable Sale Data Sheets: Attached In Sales Book

	Subject	Sale No. L-2	Sale No. L-3	Sale No. L-4
1. Grantor		Glihero	Edgar Co. Bank & Trust	Tsakiridis
Grantee		Kautz	Lorenzen & Taylor	Kautz
Address or Location		Edgar Twp. 9-15-11	Edgar Twp. 5-15-11	Paris Twp. 4-13-12
Date of Sale		1/24/2007	01/05/2007	12/11/2006
Sale Terms		Armslength	Armslength	Armslength
Size	13.700	40.000	35.3	73.1
Total Sale Price		\$178,000	\$141,200	\$314,330
Indicated Sale Price per Acre <input checked="" type="checkbox"/> Sq.Ft. <input type="checkbox"/> F.F. <input type="checkbox"/>		\$4,450.00	\$4,000.00	\$4,300.00

Adjustments										
			%	\$ Amt.		%	\$ Amt.		%	\$ Amt.
Property Rights		FS			FS			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 Sale		Normal			Normal			Natural		
Adjusted Price				4,450.00			4,000.00			4,300.00
Market Conditions		Normal			Normal			Normal		
Adj. Unit Price				4,450.00			4,000.00			4,300.00
Location	Average	Similar			Similar			Similar		
Size	13.7 Acres	40 Ac.			35.3 Ac.			73.1 Ac.	-5.0	215.00
Sewer/Water	None	Similar			Similar			Similar		
Zoning	None	Similar			Similar			Similar		
Topography	Level	Level			Level			Level		
Access	Average	Similar			Similar			Similar		
Prod. Est. C/S	166/53	172/56	-5.0	222.50	172/56	-5.0	200.00	169/54		

Net Adjustment (+ or -)	-5.00%	\$	222.50	-5.00%	\$	200.00	-5.00%	\$	215.00
Indicated Sale Price		\$	4,227.50		\$	3,800.00		\$	4,085.00
Indicated Value of Subject		\$	4,227.50		\$	3,800.00		\$	4,085.00
Three items above are per	Acre <input checked="" type="checkbox"/> Sq.Ft. <input type="checkbox"/> F.F. <input type="checkbox"/>								

3. Explanation of Adjustments. (Go To Page 2).

4. Analysis and Correlation of Indicated Values. The upper end of the range, or \$4,200 per acre appears to best represent conditions existing at the subject property on the effective date of the appraisal.

5. Estimated Value of Land: \$4,200 Per Acre Per Sq.Ft. Per F.F.

6. Estimated Subject Property Land Value:
 13.700 Acre Sq. Ft. F.F. @ \$4,200.00 Per Acre Sq. Ft. F.F. = \$57,540

Parcel No. 064002 Project Edgar Co. AP Page 7 Appraiser Bradley D. Cunningham

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 inherently 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.

Before Taking

 After Taking

1. 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.

Yields (Ave. yields over last ____ years and abnormal and subnormal yields for the same period.)
Owner could not be contacted.

Renewal Terms: Typical Actual

2. Production Record: (Estimated earning power of farm)

Crop	Yields, for Neighborhood Yearly Average	Rent Rate Per Acre	Expected Yields Subject Property		Owner's Price Share		Owner's Income
			Acres	Yield	Number Bu or Ton	@ \$ Per Bu or Ton	
Corn	166 Bu/Ac	\$170	13.7	Bu/Ac	0		\$2,329
Soybeans	53 Bu/Ac	\$170	13.7	Bu/Ac			
Wheat	Bu/Ac			Bu/Ac			
Clover	Ton/Ac			Ton/Ac			
Pasture							
Timber							
Bldg. & Lot							
Waste							
Total Acres:			13.7	Owner's Total Gross Income :		\$2,329	

3. Expense or Operating Statement

Fixed Expense:
 Real Estate Tax: Assessed Value _____ Year 2005 Tax \$94
 Expected tax over a period of years _____ \$94
 Special Taxes (Drainage, etc.) _____

Insurance Coverage _____ Rate _____ per \$100 Valuation _____

Operating Expenses:
 Management _____
 Utilities _____
 Fertilizer _____ Lime _____ Seed _____ Feed _____
 Harvesting Costs _____ Storage Costs _____
 Marketing Costs _____

Reserves for Maintenance and Replacements:
 Buildings _____ Building Valuation @ _____
 Fences, wells, lanes, tiling, ditches & other improvements _____

Owner's Total Expense : \$94

4. Owner's Estimated Annual Gross Income \$2,329
5. Owner's Estimated Annual Expenses \$94
6. Owner's Estimated Annual Net Income \$2,235
7. Indicated Value when Capitalized @ 3.5% \$63,857
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 \$170 per acre cash rent for the subject property and an overall capitalization rate of 3.5%



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 approaches indicate a reasonably close range of values. The middle of this range is felt to be representative of the subject property on the effective date of the appraisal, or \$60,000.	

5. Appraiser's Final Estimate of Fair Market Value of Whole Property \$60,000

Parcel No. 064002 Project Edgar Co. AP Page 10 Appraiser Bradley D. Cunningham



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 appraised and that I have afforded the property owner or his/her designated representative the opportunity to accompany me at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal and sales data sheets.

That the statements of fact contained in the report are true and correct and the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

That my analyses, opinions, and conclusions were developed, and this report has has not been prepared, in conformity with the Uniform Standards of Professional Practice.

That I understand that such appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the state of Illinois with its funds and/or with the assistance of federal-aid highway funds, or other federal funds.

That to the best of my knowledge such appraisal has been made 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 the value assigned to such property consists of items which are noncompensable under the established law of Illinois.

That neither my employment or my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

That any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

That I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.

That I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, 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.

That I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual(s), I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify 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 will take no responsibility for it.

That I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

That I have no direct or indirect present or contemplated future interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the Illinois Division of Highways or officials of the Federal Highway Administration, and I will not do so until so authorized by state officials or until I am required 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 net damage to the remainder, if any, as of the 18th day of May, 2007 is \$ 60,000 based upon my independent appraisal and the exercise of my professional judgment.

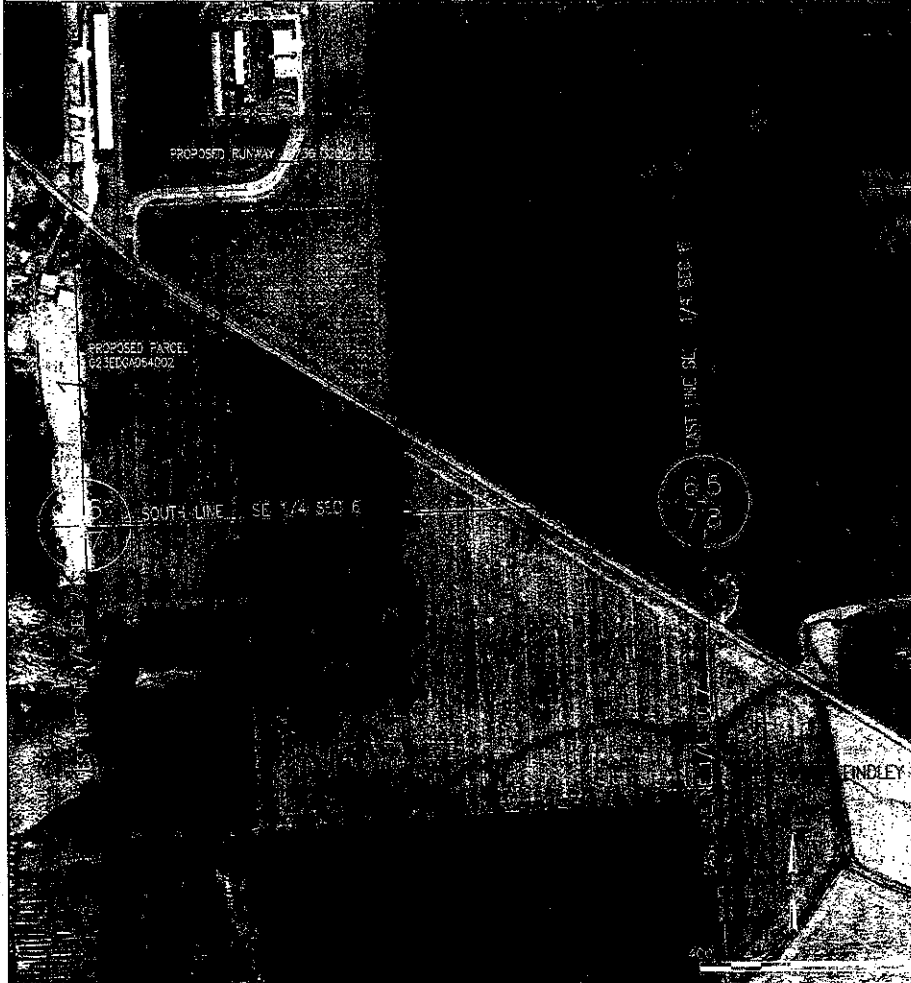

Signature

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

APR 25 2007 8:40 AM MDR
 I:\REPORTS\EDGAR\023-06\EDGAR\023-06\APPRAISAL PLAT\APPRAISAL PLAT\WRIGHT.DWG

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



NOTE: THIS DRAWING IS NOT INTENDED AS A PLAT OF SURVEY. IT IS INTENDED FOR PRELIMINARY APPRAISAL PURPOSES. ACTUAL LOCATIONS OF PROPERTY LINES, LAND LINES AND AREAS MAY CHANGE AFTER FIELD SURVEYS.

OWNER'S NAME	MARY LOU WRIGHT ET AL
TAX IDENTIFICATION NUMBER	03-14-06-400-004
TOTAL HOLDING (ASSESSOR'S MAP)	
FEE SIMPLE REQUIRED	13.7 ACRES ±
EXISTING EASEMENT IN PARCEL	13.7 ACRES ±
REMAINDER	0.0 ACRES ±
	0.0 ACRES ±

LEGEND

- — — — — EXISTING AIRPORT PROPERTY LINE
- — — — — SECTION LINE
- - - - - EXISTING PROPERTY LINE
- — — — — EXISTING RIGHT-OF-WAY LINE
- XXXXXX PROPOSED FEE TAKE

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DO NOT
RECORD

APPRAISAL PLAT
 PARCEL 023EDGA064002
 EDGAR COUNTY AIRPORT
 PARIS, EDGAR COUNTY, ILLINOIS
 HANSON # 82106LND WRIGHT

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 T. BRADLEY TUCKER.

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,


FOR Jim Keller, Chairman
Edgar County Board

Enclosures

cc: Ms. Kathy Comrie, Illinois Division of Aeronautics



Airport Edgar County Airport
 Edgar County
 Parcel No. 023EDGA062001AE

Owner(s) of Real Property: T. BRADLEY TUCKER

Location of Property: North of and adjacent to the Edgar County Airport
Edgar County, Illinois
 PIN: 03-14-06-200-004 (See Attachment A for complete legal description)

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 the Edgar County Airport. The legal description of the parcel to be acquired is found on Attachment A.

The amounts shown below are the full amounts of the approved values and are based on a fair market value of the property. A copy of the appraisal is attached for your review. The fair market value of the property to be acquired is estimated without regard for any decrease or increase in the fair market value caused by the project for which the property is being acquired; however, the damage to the remaining property, if any, is estimated with full consideration of the proposed improvement.

1. Existing Property:

Total area 60.900 (acres) more or less
 Highest and best use: Recreational

2. Land to be Acquired in Fee Simple:

Take	<u>0.00</u>	(acres)
Total Take	<u>0.00</u>	(acres)

3. Improvements and/or Fixtures to be Acquired:

None.

4. Compensation for Land Acquired in Fee Simple:

Fair market value of the 0.00 (acres) to be acquired including all improvements as part of the whole property, based on an analysis of market data in the vicinity of the acquisition. \$ 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 property. These benefits have been offset against any possible damages but have not been offset against any part of the compensation for the part acquired.

5. Compensation for Easements Including any Damages or Benefits:

Permanent/Avigation Easement - 7.366 (acres) \$ 12,600.00
 for N/A (airport purpose)

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

You may want to retain and remove from the acquired property some, or all, of the improvements included in the acquisition. If so, the following owner-retention values have been established for the improvements listed above in item 3, and the total of the owner-retention values for the improvements retained will be deducted from the total compensation.

Improvement	Owner-Retention Value
<u>N/A</u>	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Any agreement to retain such improvements does not convey with it a permit to move the improvements on or over, any Airport property. Ms. Griffel will be happy to furnish information for your use in applying for a permit if one is needed.

Charles D. Fambhauer
Sponsor

On behalf of the Edgar County Airport Board as sponsor of Edgar County Airport, and as outlined in the above summary, I hereby offer you the sum of \$ 12,600.00 for the property described on the attached instruments free and clear of all claims of other parties, liens, taxes and encumbrances.

Joan A. Gussel
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 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; 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.

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 incidental 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 incidental 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 aviation 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.

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 WHEREOF, the Grantor has here unto set their hand and seal this _____ day of _____, 20__.

T. BRADLEY TUCKER

(SEAL)

STATE OF ILLINOIS)
) ss.
COUNTY OF EDGAR)

BE IT REMEMBERED, that on this _____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Notary Public

My commission expires _____, 20__.



Appraisal Review Certification

Route: Edgar County Airport
Section: 6-14-11
Project:
Job No.: 82106LND
County: Edgar
Parcel No.: 64002

Original x Supplemental [X] Detailed [] Non-Complex

The undersigned hereby certifies:

- 1. That on 7/05/2008, I visually inspected the property and comparable sales selected, analyzed and described in the attached appraisal. [X] I am / [] I am not aware of any additional sales data or additional information that may impact the value of the subject property.
2. That I have no direct or indirect present or contemplated future personal interest in the property described therein or in any benefit from the acquisition, and I have no personal interest or bias with respect to the parties involved.
3. That the facts and data reported by the review appraiser and used in the review process are based on that information provided by the author of the attached appraisal report and any specialty reports, and that this information is considered true and correct. No one has provided significant professional assistance to the person signing this review report.
4. That the analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions. I have no bias with respect to the property that is the subject of this review or the parties involved.
5. That my determination has been reached independently based on the appraisal without any collusion or direction, and my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. This review report is based on the data and information provided in the actual appraisal report and any specialty reports used therein.
6. That my analyses, opinions, and conclusions were developed and this review report [X] has / [] has not been prepared in conformity with the Uniform Standards of professional Appraisal Practice and are based on the scope of work described herein.
7. That I have given consideration in this review to the value of the part taken, and damages and/or benefits to the remainder, if any, to the extent allowed under Illinois statutes; and that as near as can be determined noncompensable items of damage under Illinois law have not been included in appraisal.
8. That the attached appraisal report submitted by Bradley D. Cunningham has been reviewed by the undersigned. In accordance with 49 CFR 24.104, the attached appraisal meets one of the following categories:
[] Rejected Value - Appraisal does not meet all requirements
[X] Accepted Value - Appraisal meets all requirements, but is not selected
[] Approved Value - Appraisal meets all requirements and is selected as basis for acquisition purposes
9. In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for this appraisal report.



10. That my conclusions of value for the subject property as of 8/27/2008, are as follows:

Fair Market Value of Whole Property	\$	<u>164,400</u>
Fair Market Value of Property Taken (including improvements) as a Part of the Whole (31A)	\$	<u>0</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$	<u>164,400</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$	<u>164,400</u>
Damage to Remainder (31C)	\$	<u>0</u>
Compensation for Permanent Easement(s) (31 B)	\$	<u>12,600</u>
Compensation for Temporary Easement(s) (31E)	\$	<u>0</u>
Excess Land to be Acquired (31F)	\$	<u>0</u>
Total Compensation	\$	<u>12,600</u>

District Review Appraiser

8/27/2008

Date

Certified General

Type of License

553,000221

License Number

9/30/2009

Expiration Date

Approved: _____

Regional 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: Tucker property - 62001

Date of the review: 8/27/2008

Property and ownership interest: Avigation easement

Date of work under review: 8/15/2008

Effective date of the opinion or conclusion of the work under review: 6/06/2008

Appraiser(s) who completed work under this review: Bradley D. Cunningham

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 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 aviation easement as tantamount to fee simple acquisition gives cause for a difference of opinion.

After walking the easement area, examining the limits of the aviation 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 easement 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 tillable 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 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 Scotland 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 \$1,000 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:

Basement area value before	\$19,900
Basement area value after imposition	<u>7,300</u>
Value of Easement	\$12,600

By:



Philip B. O'Bryan
Certified General Appraiser
553.000221

August 27, 2008



Take: Whole Partial Other
Original Supplement

Airport: Edgar County Airport
Project: Edgar County Airport
County: Edgar
Parcel No: 023EDGA062001AE

1. This report consists of 10 pages
 2. Location and Address: North of and adjacent to the Edgar County Airport.
 3. Identification: The subject property is an unimproved 60.9-acre parcel that is situated North of and adjacent to the airport property. It is 100% wooded.
 4. Present Owner(s) Name(s), Address and Telephone: T. Bradley Tucker, 13741 E 1700th Rd., Paris, IL 61924. No telephone number.
 5. Tenant's or Lessee's Name(s), Address and Telephone: N/A
 6. Person interviewed: N/A interviewed by: N/A
 7. Farmland Preservation Act: GL OC HL P
FL FS RL OL
 8. Present Use: Recreational Highest and Best Use Before Taking: Recreational
Zoning: None Highest and Best Use After Taking: Recreational
 9. Subject Property Sales Record (Last 5 yrs. Required) If none, check
- | Grantor | Grantee | Date | Doc. No. | R.S. | Rec. Price | Price | Verified By |
|---------|---------|------|----------|------|------------|-------|-------------|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

10. Purpose of Valuation: The purpose of this valuation is to arrive at an opinion of the fair market value of subject property in fee simple title as a whole; and when applicable, the fair market value of property taken as part of the whole, the fair market value of the remainder after the taking as will be affected by contemplated improvements with consideration for damages, if any, and benefits, if any, to the remainder; and the total just compensation due property owner by reason of the taking as of 08/05/2008.

Definition of Fair Market Value: "That price which a willing buyer would pay in cash and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell."

11. Statement of Contingent and Limiting Conditions is Required.

12. Date of Signature: 08/15/2008  Signature of Appraiser

Type of License: Certified General Lic. No. 553.000534 Exp. Date 09/30/2009

Summary		Acres	Sq.Ft.
13 Area of Whole Property		60.900	
Area to be Acquired in Fee Simple Title		0.000	
Area to be Acquired by New Dedication		0.000	
Area Acquired by Previous Dedication		0.000	
Area to be Acquired for Additional R.O.W.		0.000	
Area to be Acquired by Permanent (Aviation) Easement(s)		7.366	
Area to be Acquired by Temporary Easement(s)		0.000	
Area of Remainder		60.900	

14 Final Conclusion of Value

Fair Market Value of Whole Property	\$164,400
For Partial Taking Include the Following	
Fair Market Value of Property Taken (including improvements) as Part of the Whole	\$0
Fair Market Value of Remainder as Part of the Whole Before Taking	\$164,400
Fair Market Value of Remainder After the Taking as will be Affected by Contemplated Improvements	\$164,400
Damage to Remainder	\$0
Compensation for Permanent (Aviation) Easement(s)	\$19,900
Compensation for Temporary Easement(s)	\$0
Total Compensation	\$19,900

I. General Description

Location	Schools
Side of Street: No street access	Grade: Public
Distance and Direction To	High: Public
Nearest Market: 7 Mi. No. Chrisman/7 Mi. So. Paris	Churches
Nearest City: 7 Mi. No. Chrisman/7 Mi. So. Paris	Located in Paris and Chrisman
Downtown: 7 Mi. No. Chrisman/7 Mi. So. Paris	
Section of City: N/A-Rural location	
Neighborhood	Transportation
% Built-Up: 5	No public
Type of Buildings: Residential & commercial	
Price Range: \$40,000 to \$300,000	
Age Range: 0 to 100+ Years	Site Data & Utilities
Appearance: Varied	Shape: Rectangle
S.P. Adjoined By: Airport & farmland	Topography: Level
Present Access	Cuts, Gaters: None
No street frontage. Legal access assumed to exist via either recorded or unrecorded ingress-egress easement.	Walks, Drives: None
	Drainage: Adequate
	Street: N/A
S.P. Conformity: The subject is completely wooded and lacks street frontage. It has only recreational potential.	Alley, if any: None
	Gas: None
	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 home sites 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.

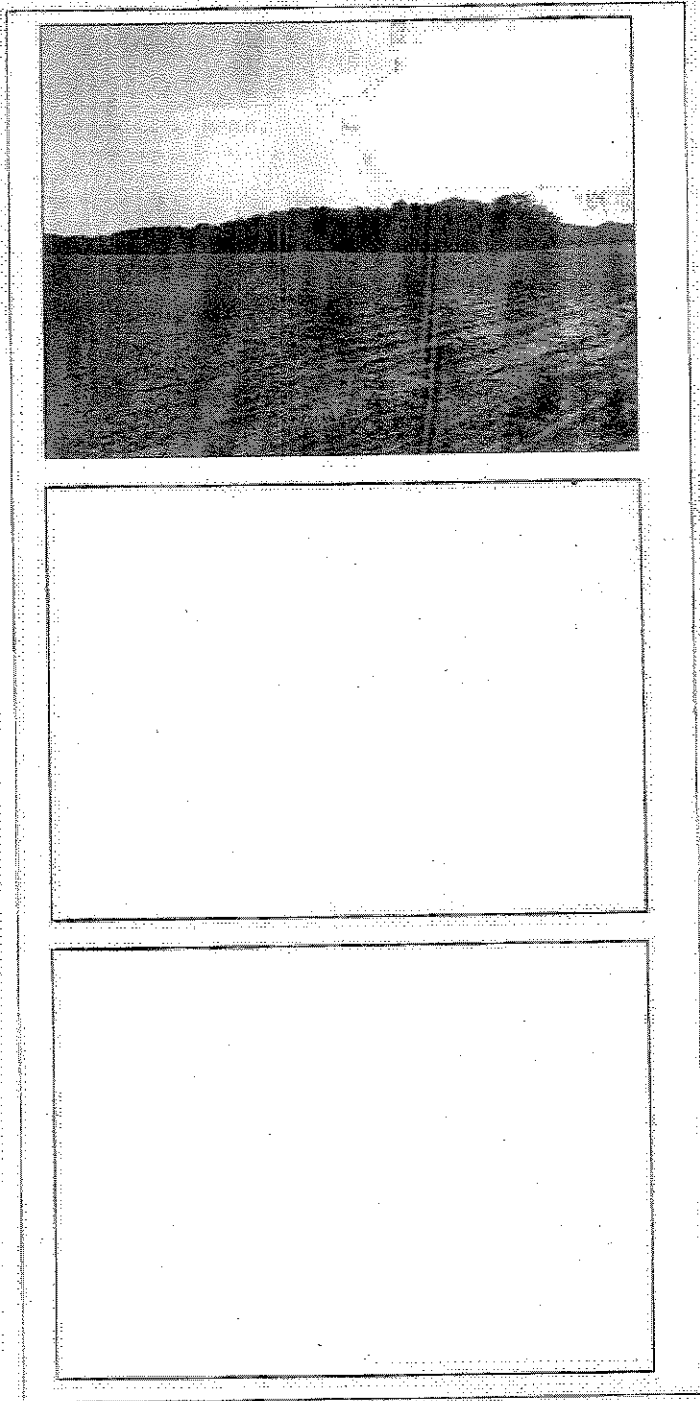
The subject site is situated North of and adjacent to the Edgar County Airport. It has no street frontage, however, legal access is assumed to exist via a recorded or unrecorded ingress-egress easement. The site is very heavily wooded and has only recreational potential. There are no building improvements. The total land area is 60.9 acres.

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



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: Northeast
Description: Subject property as viewed from airport runway

Date of Photograph:
Photograph By:
Camera Facing:
Description:

Date of Photograph:
Photograph By:
Camera Facing:
Description:



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 easement 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-30', and H-87.6'.

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



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 cut and fill, 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.

There is no fee taking so the total land area will not be reduced. The easement area is almost completely surrounded by wooded acreage. It has no street frontage and has no access to public utilities. While the highest and best use of the remainder will remain unchanged 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 acreage has a unique appeal within the area market that is inherently 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 eliminate its recreational highest and best use. After the imposition of the easement, the land within the easement will have no effective utility to the property owner. The highest and best use of the land within the easement area after the imposition of the easement is felt to be an assemblage with the only other adjacent landowner, or the Edgar County Airport. The imposition of the easement is felt to result in a full diminution 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	\$ 164,400
Fair Market Value of Remainder After the Taking as will be Affected by Contemplated Improvements	\$ 164,400
Damage to Remainder	\$ 0

Before Taking After Taking

Agricultural Residential Commercial Industrial

(Plus if Subject is Better) (Minus if Subject Poorer)
Always Adjust TO the Subject Property

Comparable Sale Data Sheets: Attached In Sales Book

	Subject	Sale No. L-10	Sale No. L-7	Sale No. L-9
1. Grantor		Scott	Kraemer	Lowery
Grantee		Wallace	Ingram	Newcomb
Address or Location		Brouillets Creek Township 32-16-10	Brouillets Creek Township 3-15-11	Brouillets Creek Township 22-16-10
Date of Sale		07-19-2007	02-01-2008	07-20-2007
Sale Terms		Acres Length	Acres Length	Acres Length
Size	60.9	15.75 Acres	23.152 Acres	22.89 Acres
Total Sale Price		\$44,800	\$58,339	\$64,500
Indicated Sale Price per Acre <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> F.F. <input type="checkbox"/>		\$2,844.45	\$2,519.83	\$2,817.83

Adjustments									
			%	\$ Amt.		%	\$ Amt.		\$ Amt.
2. Property Rights		FS	-	-	FS	-	-	FS	-
Adjusted Price				2,844.45			2,519.83		2,817.83
Financing		Conv.	-	-	Conv.	-	-	Conv.	-
4.1 Adjusted Price				2,844.45			2,519.83		2,817.83
Conditions of Sale		Normal	-	-	Normal	-	-	Natural	-
Adjusted Price				2,844.45			2,519.83		2,817.83
Market Conditions		Inferior	+10%	284.44	Normal	-	-	Inferior	+10%
Adj. Unit Price				3,128.89			2,519.83		3,099.01
Location	Average	Similar	-	-	Similar	-	-	Similar	-
Size	60.9 Acres	15.75 Ac.	+5%	142.23	23.152 Ac.	+6%	126.00	22.89 Ac.	+5%
Sewer/Water	None	Similar	-	-	Similar	-	-	Similar	-
Zoning	None	Similar	-	-	Similar	-	-	Similar	-
Topography	Level	Level	-	-	Level	-	-	Level	-
Prod. Est. C.S.	N/A-Wooded	Pasture	-10%	-284.44	Pasture	-10%	-282.00	Wooded	-

Net Adjustment (+ or -)	+5%	\$	142.23	-5%	\$	-126.00	+5%	\$	140.90
Indicated Sale Price		\$	2,986.68		\$	2,393.83		\$	2,710.68
Indicated Value of Subject		\$	2,986.68		\$	2,393.83		\$	3,239.91
Three items above are per:		Acre <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> F.F. <input type="checkbox"/>							

3. Explanation of Adjustments. (Go To Page 2).

4. Analysis and Correlation of Indicated Values. The comparable sales indicate a fairly close adjusted unit value range, with \$2,700 per acre appearing to be representative of the subject property on the effective date of the appraisal.

5. Estimated Value of Land: \$2,700.00 Per Acre Per Sq. Ft. Per F.F.

6. Estimated Subject Property Land Value:
60.9 Acres Sq. Ft. F.F. @ \$2,700.00 Per Acre Sq. Ft. F.F. = \$164,400

Parcel No. 062001 Project Edgar Co. AP Page 5 Appraiser Bradley D. Cunningham

Land Only Grid

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 past 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.



Before Taking

After Taking

Summary of Valuation

1. Indicated Value by Cost Approach	\$0
2. Indicated Value by Sales Comparison Approach	\$164,400
3. Indicated Value by Income Approach	\$0
4. 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 applicable approach for the subject property.	

5. Appraiser's Final Estimate of Fair Market Value of Whole Property \$164,400

Parcel No. 062001 Project Edgar Co. AP Page 8 Appraiser Bradley D. Cunningham



Description	Easement No. 1	Easement No. 2	Easement No. 3
Type of Easement	Permanent		
Purpose of Easement	Aviation-Clearance		
Term of Easement if Temporary	N/A		
Station to Station	N/A		
Land Classification	Recreational		
Present Use	Recreational		
Highest and Best Use	Recreational		
Area of Easement	7,366		
Square Feet or Acres	Sq.Ft. <input type="checkbox"/> Acre <input checked="" type="checkbox"/>	Sq.Ft. <input type="checkbox"/> Acre <input type="checkbox"/>	Sq.Ft. <input type="checkbox"/> Acre <input type="checkbox"/>
Building Improvements in Easement to be Acquired	N/A		
Land Improvements in Easement to be Acquired	N/A		
Land Improvements in Easement not to be Acquired	N/A		

2 a. Market Value of the Whole Property* Before the Imposition of the Easement(s).....	\$ 164,400
b. Market Value of the Easement Area(s) Before the Imposition of the Easement(s).....	\$ 19,900
c. Market Value of the Easement Area(s) After the Imposition of the Easement(s).....	\$ 0
d. Diminution in the Market Value of Easement Area(s).....	\$ 19,900
e. Market Value of the Property Outside the Easement Area(s) Before the Imposition of the Easement(s).....	\$ 144,500
f. Market Value of the Property Outside the Easement Area(s) After the Imposition of the Easement(s).....	\$ 144,500
g. Diminution in the Market Value of the Property Outside the Easement Area(s) Due to the Imposition of the Easement(s).....	\$ 0
h. Total Compensation for Easement(s).....	\$ 19,900

(* See BRW 742-16 form instructions for Part 2 (a) in Exhibit 2.02-2B.

3. Explanation (See form instructions in Exhibit 2.02-2B for requirements) The imposition of the aviation easement is felt to result in a full and complete diminution in value to the land within the easement area.



Additional Comments

Certificate of Appraiser

I, Bradley D. Cunningham, hereby certify:

That on June 6, 2008 (include all dates) I personally inspected the property herein appraised and that I have afforded the property owner or his/her designated representative the opportunity to accompany me at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal and sales data sheets.

That the statements of fact contained in the report are true and correct and the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

That my analyses, opinions, and conclusions were developed, and this report has has not been prepared, in conformity with the Uniform Standards of Professional Practice.

That I understand that such appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the state of Illinois with its funds and/or with the assistance of federal-aid highway funds, or other federal funds.

That to the best of my knowledge such appraisal has been made 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 the value assigned to such property consists of items which are noncompensable under the established law of Illinois.

That neither my employment or my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

That any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

That I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.

That I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, 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.

That I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual(s), I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify 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 will take no responsibility for it.

That I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

That I have no direct or indirect present or contemplated future interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the Illinois Division of Highways or officials of the Federal Highway Administration, and I will not do so until so authorized by such officials or until I am required 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 not damage to the remainder, if any, as of the 6th day of June, 2008 is \$ 19,900 based upon my independent appraisal and the exercise of my professional judgment.

Signature

Type of License Certified General Lic. No. 553.000534 Exp. Date 09/30/2009

Parcel No. 062001 Project Edgar Co. AP Page 10 Appraiser Bradley D. Cunningham

**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 aviation easement identified as Parcel No. 023EDGA062003AE, consisting of approximately 5.497 acres, which we find in the public records as owned by KATHERINE E. MOTT, MARIAN M. POWERS and NINA M. WUNDERLICH.

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,

Pauline A. Finkhorst
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)



Airport Edgar County Airport
 Edgar County
 Parcel No. 023EDGA062003AE

Owner(s) of Real Property: KATHERINE E. MOTT, MARIAN M. POWERS and NINA M. WUNDERLICH

Location of Property: North of the Edgar County Airport
Edgar County, Illinois
PIN: 03-14-06-200-001 (See Attachment A for complete legal description)

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 the Edgar County Airport. The legal description of the parcel to be acquired is found on Attachment A.

The amounts shown below are the full amounts of the approved values and are based on a fair market value of the property. A copy of the appraisal is attached for your review. The fair market value of the property to be acquired is estimated without regard for any decrease or increase in the fair market value caused by the project for which the property is being acquired; however, the damage to the remaining property, if any, is estimated with full consideration of the proposed improvement.

1. Existing Property:

Total area 95.700 (acres) more or less
 Highest and best use:

2. Land to be Acquired in Fee Simple:

Take	<u>0.00</u>	(acres)
Total Take	<u>0.00</u>	(acres)

3. Improvements and/or Fixtures to be Acquired:

None.

4. Compensation for Land Acquired in Fee Simple:

Fair market value of the <u>0</u> (acres) to be acquired including all improvements as part of the whole property, based on an analysis of market data in the vicinity of the acquisition.	\$ <u>0.00</u>
Damage to the remaining property as a result of the acquisition (if any)	\$ <u>0.00</u>
Total compensation for property acquired in fee simple	\$ <u>0.00</u>
Less cost of construction to be offset against total compensation	\$ <u>0.00</u>
Net compensation	\$ <u>0.00</u>

Benefits in the amount of \$ 0.00 have been estimated to the remaining property. These benefits have been offset against any possible damages but have not been offset against any part of the compensation for the part acquired.

5. Compensation for Easements Including any Damages or Benefits:

Permanent/Avigation Easement - <u>5.497</u> (acres) for <u>Runway protection zone</u> (airport purpose)	\$ <u>1,600.00</u>
Total compensation for easement (when applicable)	\$ <u>1,600.00</u>

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) \$ 1,600.00

7. Personal property (not being acquired) located in the proposed taking:
None

You may want to retain and remove from the acquired property some, or all, of the improvements included in the acquisition. If so, the following owner-retention values have been established for the improvements listed above in item 3, and the total of the owner-retention values for the improvements retained will be deducted from the total compensation.

Improvement	Owner-Retention Value
<u>N/A</u>	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Any agreement to retain such improvements does not convey with it a permit to move the improvements on or over, any Airport property. Ms. Griffel will be happy to furnish information for your use in applying for a permit if one is needed.

Verlin D. Furbower
Sponsor

On behalf of the Edgar County Airport Board as sponsor 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 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 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).

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 aviation 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.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hand(s) and seal(s) this _____ day of _____, 20__.

KATHERINE E. MOTT

Grantor (SEAL)

ACKNOWLEDGEMENT

STATE OF ILLINOIS,)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came KATHERINE E. MOTT, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Notary Public

My commission expires _____, 20__.



Appraisal Review Certification

Route: Edgar County Airport
Section: 6-14-11
Project:
Job No.: 82106LND
County: Edgar
Parcel No.: 64003

Original Supplemental Detailed Non-Complex

The undersigned hereby certifies:

- 1. That on 7/5/2008, I visually inspected the property and comparable sales selected, analyzed and described in the attached appraisal.
2. That I have no direct or indirect present or contemplated future personal interest in the property described therein or in any benefit from the acquisition, and I have no personal interest or bias with respect to the parties involved.
3. That the facts and data reported by the review appraiser and used in the review process are based on that information provided by the author of the attached appraisal report and any specialty reports, and that this information is considered true and correct.
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.
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.
6. That my analyses, opinions, and conclusions were developed and this review report has/has not been prepared in conformity with the Uniform Standards of professional Appraisal Practice and are based on the scope of work described herein.
7. That I have given consideration in this review to the value of the part taken, and damages and/or benefits to the remainder, if any, to the extent allowed under Illinois statutes; and that as near as can be determined noncompensable items of damage under Illinois law have not been included in appraisal.
8. That the attached appraisal report submitted by Bradley Cunningham has been reviewed by the undersigned. In accordance with 49 CFR 24.104, the attached appraisal meets one of the following categories:
9. In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report.



10. That my conclusions of value for the subject property as of 8/27/2008, are as follows:

Fair Market Value of Whole Property	\$ <u>287,100</u>
Fair Market Value of Property Taken (including improvements) as a Part of the Whole (31A)	\$ <u>0</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$ <u>287,100</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$ <u>287,100</u>
Damage to Remainder (31C)	\$ <u>0</u>
Compensation for Permanent Easement(s) (31 B)	\$ <u>1,600</u>
Compensation for Temporary Easement(s) (31E)	\$ <u>0</u>
Excess Land to be Acquired (31F)	\$ <u>0</u>
Total Compensation	\$ <u>1,600</u>

* Assumes any livestock containment fencing on the east side of the avigation easement line will be provided by construction by the airport's contractor. Damage to remainder for cost to cure may be due property owner if that is not the case.

District Review Appraiser

8-27-2008

Date

Certified General
Type of License

553.000221
License Number

9/30/2009
Expiration Date

Approved: _____

Regional 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

Date of the review: 8-27-08

Property and ownership interest: avigation easement

Date of work under review: 8-15-08

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. Cunningham

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 avigation easement, remainder values before and after the acquisition and damages to the remainder.



I. General Description

Location	Schools
Side of Street: No street access	Grade: Public
Distance and Direction To	High: Public
Nearest Markers: 7 Mi. No. Chrisman / 7 Mi. So. Paris	Churches
Nearest City: 7 Mi. No. Chrisman / 7 Mi. So. Paris	Located in: Paris and Chrisman
Downtown: 7 Mi. No. Chrisman / 7 Mi. So. Paris	
Section of City: N/A-Rural location	
Neighborhood	Transportation
% Built-Up: 5	No public
Type of Buildings: Residential & commercial	
Price Range: \$40,000 to \$300,000	
Age Range: 0 to 100+ Years	Site Data & Utilities
Appearance: Varied	Shape: Rectangle
S.P. Adjoined By: Airport & farmland	Topography: Level
Present Access	Curbs, Gutters: None
Illinois Route 1	Walks, Drives: None
	Drainage: Adequate
	Street: Asphalt
S.P. Conformity: Typical. Subject contains a mix of pasture and tillable acreage.	Alley, if any: None
	Gas: None
	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 home sites 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.

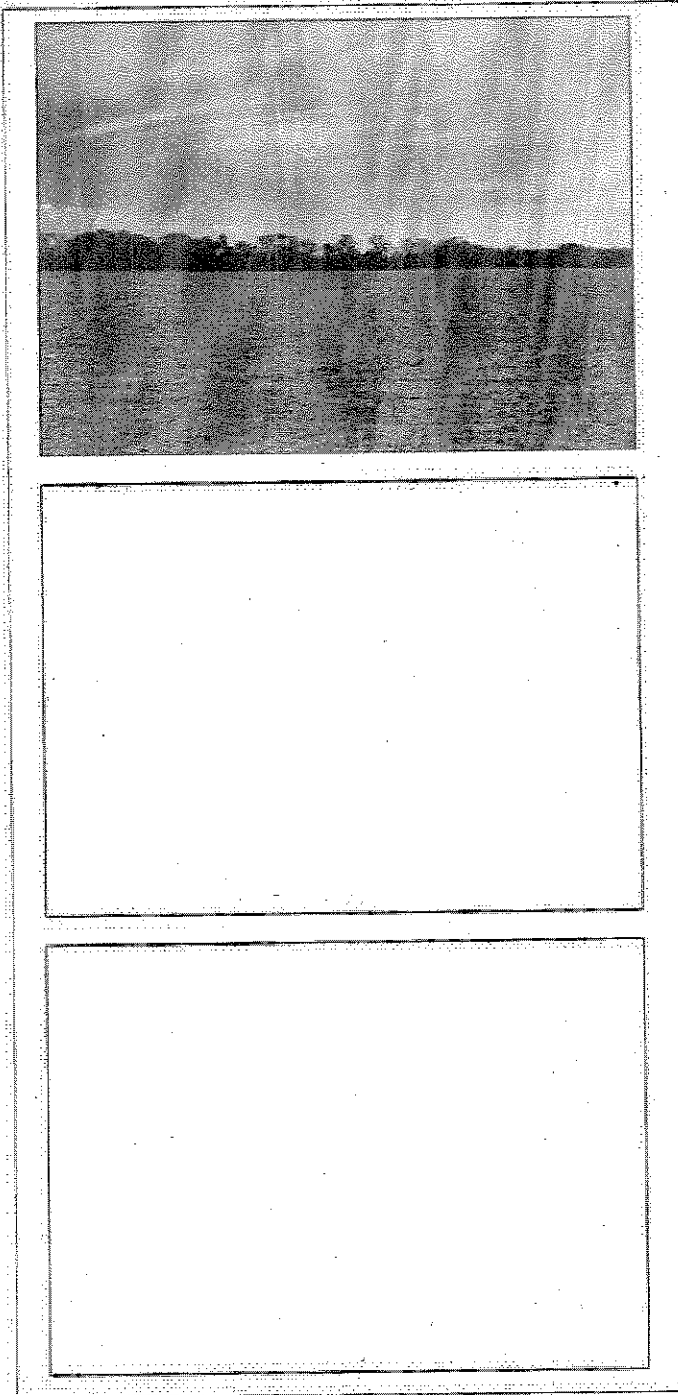
The subject site is situated North of and adjacent to the Edgar County Airport. It is bordered to the West by Illinois Route 1. The site is bisected by a waterway and appears to include a large pond. There are no building improvements. The subject site is composed of the following soil variants: Drummer, Xenia, Wapata, Toronto, Fincastle, Senachwine, Brouillet and Stonelick. The estimated productive potentials for corn and soybeans are 130/40 bushels per acre.

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 airport 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 Illinois Route 1 from the "larger parcel" that contains the proposed taking area. The land along the West side of Illinois Route 1 is not considered to be a part 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 easement Area as viewed from airport runway

Date of Photograph:
Photograph By:
Camera Facing:
Description:

Date of Photograph:
Photograph By:
Camera Facing:
Description:



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 aviation easement of the East end of the subject property. This includes 5.497 acres of land area and is irregularly shaped. Allowable obstruction heights (above ground level) at its corners are as follows: A-95.7', B-88.3', C-14.5', D-49.2', E-65', and F-19.6'.

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



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.

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 unchanged after the imposition of the easement.

Fair Market Value of Remainder as Part of the Whole Before Taking.....	\$ 287,100
Fair Market Value of Remainder After the Taking as will be Affected by Contemplated Improvements	\$ 287,100
Damage to Remainder.....	\$ 0

Before Taking After Taking

Agricultural Residential Commercial Industrial

(Plus if Subject is Better) (Minus if Subject Poorer)
Always Adjust TO the Subject Property

Comparable Sale Data Sheets: Attached In Sales Book

	Subject	Sale No. L-9	Sale No. I-7	Sale No. I-1
1. Grantor		Lawler	Kraemer	Patchin
Grantee		Newcomb	Ingram	Forsythe
Address or Location		Brouillets Creek Township 32-16-10	Brouillets Creek Township 3-15-11	Paris Township 26-14-12
Date of Sale		07-20-2007	02-01-2008	02-01-2008
Sale Terms		Armslength	Armslength	Armslength
Size	95.70	22.89 Acres	23.152 Acres	101.18
Total Sale Price		\$64,500	\$58,359	\$421,950.00
Indicated Sale Price per Acre <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> F.F. <input type="checkbox"/>		\$2,817.83	\$2,519.83	\$4,170.29

Adjustments

		%	\$ Amt		%	\$ Amt		%	\$ Amt
Property Rights									
Adjusted Price			2,817.83			2,519.83			4,170.29
Financing	Conv.			Cont.			Conv.		
Adjusted Price			2,817.83			2,519.83			4,170.29
Conditions of Sale	Normal			Normal			Natural		
Adjusted Price			2,817.83			2,519.83			4,170.29
Market Conditions	Normal			Normal			Normal		
Adj. Unit Price			2,817.83			2,519.83			4,170.29
Location	Average	Similar		Similar			Similar		
Size	95.70 Acres	45 Acres		23.152 Ac. +5%	126.00		101.18 Ac.		
Sewer/Water	None	Similar		Similar			Similar		
Zoning	None	Similar		Similar			Similar		
Topography	Level	Level		Level			Level		
Prod. Est./C/S	130/41	130/42		135/42			149/47 -25%	1,042.58	
Net Adjustment (+/-)						126.00			1,042.58
Indicated Sale Price			2,817.83			2,645.83			3,127.71
Indicated Value of Subject			2,817.83			2,645.83			3,127.71

Three items above are per Acre Sq. Ft. F.F.

3. Explanation of Adjustments: (Go To Page 2).

4. Analysis and Correlation of Indicated Values: The upper end of the range, or \$3,000 per acre appears to best represent conditions existing at the subject property on the effective date of the appraisal.

5. Estimated Value of Land: \$3,000.00 Per Acre Per Sq. Ft. Per F.F.

6. Estimated Subject Property Land Value:

95.70 Acre Sq. Ft. F.F. @ \$3,000.00 Per Acre Sq. Ft. F.F. = \$287,100

Land Only Grid

- 3. Explanation of Adjustments.** Comparable sale # L-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 same.



Before Taking

After Taking

1. Property Information

Type of Farm (explain, stating principal crops and type of livestock raised) Non-irrigated cropland. Primary crop is hay.

Detriments and Hazards (i.e. weeds, insects, overflow, hardpan or gravel subsoil, erosion, etc.) None apparent.

Yields (Ave. yields over last ___ years and abnormal and subnormal yields for the same period.)
Owner could not be contacted.

Renewal Terms: Typical Actual

2. Production Record: (Estimated earning power of farm)

Crop	Yields, for Neighborhood Yearly Average	Rent Rate Per Acre	Expected Yields Subject Property		Owner's Price Share		Owner's Income
			Acres	Yield	Number Bu or Ton	@ \$ Per Bu or Ton	
Corn	130 Bu/Ac	\$115	95.7	Bu/Ac	0		\$11,006
Soybeans	41 Bu/Ac	\$115	95.7	Bu/Ac			
Wheat	Bu/Ac			Bu/Ac			
Clover	Ton/Ac			Ton/Ac			
Pasture							
Timber							
Blde. & Lot							
Waste							
			Total Acres	95.7	Owner's Total Gross Income:		\$11,006

3. Expense or Operating Statement

Fixed Expenses:
Real Estate Tax: Assessed Value _____ Year 2006 Tax \$191
Expected tax over a period of years _____ \$191
Special Taxes (Drainage, etc.) _____

Insurance Coverage _____ Rate _____ per \$100 Valuation _____

Operating Expenses:
Management _____
Utilities _____
Fertilizer _____ Lime _____ Seed _____ Feed _____
Harvesting Costs _____ Storage Costs _____
Marketing Costs _____
Reserves for Maintenance and Replacements:
Buildings _____ Building Valuation @ _____
Fences, wells, lanes, tiling, ditches & other improvements _____

Owner's Total Expense: \$191

- 4. Owner's Estimated Annual Gross Income: \$11,006
- 5. Owner's Estimated Annual Expenses: \$191
- 6. Owner's Estimated Annual Net Income: \$10,815
- 7. Indicated Value when Capitalized @ 3.75%: \$288,400

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.) Taxes are prorated to reflect acreage along the East side of Il. Route 1 only. Prevailing market trends indicate \$115 per acre cash rent for the subject property and an overall capitalization rate of 3.75%.



Before Taking

After Taking

Summary of Valuation

1. Indicated Value by Cost Approach	\$0
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 approaches indicate a reasonably close range of values. The market approach is felt to better represent the subject or \$287,100.

5. Appraiser's Final Estimate of Fair Market Value of Whole Property \$287,100

Parcel No. 062003 Project Edgar Co. AP Page 9 Appraiser Bradley D. Cunningham

Description	Easement No. 1	Easement No.	Easement No.
Type of Easement	Permanent		
Purpose of Easement	Aviation-Clearance		
Term of Easement if Temporary	N/A		
Station to Station	N/A		
Land Classification	Agriculture		
Present Use	Agriculture		
Highest and Best Use	Agriculture		
Area of Easement	5,497		
Square Feet or Acres	Sq.Ft. <input type="checkbox"/> Acre <input checked="" type="checkbox"/>	Sq.Ft. <input type="checkbox"/> Acre <input type="checkbox"/>	Sq.Ft. <input type="checkbox"/> Acre <input type="checkbox"/>
Building Improvements in Easement to be Acquired	N/A		
Land Improvements in Easement to be Acquired	N/A		
Land Improvements in Easement not to be Acquired	N/A		

2 a. Market Value of the Whole Property* Before the Imposition of the Easement(s).....	\$ 287,100
b. Market Value of the Easement Area(s) Before the Imposition of the Easement(s).....	\$ 16,500
c. Market Value of the Easement Area(s) After the Imposition of the Easement(s).....	\$ 14,900
d. Diminution in the Market Value of Easement Area(s).....	\$ 1,600
e. Market Value of the Property Outside the Easement Area(s) Before the Imposition of the Easement(s).....	\$ 270,600
f. Market Value of the Property Outside the Easement Area(s) After the Imposition of the Easement(s).....	\$ 270,600
g. Diminution in the Market Value of the Property Outside the Easement Area(s) Due to the Imposition of the Easement(s).....	\$ 0
h. Total Compensation for Easement(s).....	\$ 1,600

(* See BRW 742-16 form instructions for Part 2 (a) in Exhibit 2.02-2B.

3. Explanation (See form instructions in Exhibit 2.02-2B for requirements) The highest and best use of the land within the easement area will remain unchanged after the imposition of the easement. Nevertheless, the imposition of the easement will eliminate the owner's right to develop the land in the easement area to anything greater than its present use as agricultural land. While this potential is deemed to be remote, speculative and uncertain, its loss represents a tangible diminution in value to the land within the easement area. The appraiser has applied a 10% adjustment to the land within the easement area to reflect its diminution in value attributable to the imposition of the aviation easement.



Additional Comments

Certificate of Appraiser

I, Bradley D. Cunningham, hereby certify:

That on June 6, 2008 (include all dates) I personally inspected the property herein appraised and that I have afforded the property owner or his/her designated representative the opportunity to accompany me at the time of inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal and sales data sheets.

That the statements of fact contained in the report are true and correct and the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

That my analyses, opinions, and conclusions were developed, and this report has has not been prepared, in conformity with the Uniform Standards of Professional Practice.

That I understand that such appraisal is to be used in connection with the acquisition of right-of-way for a highway to be constructed by the state of Illinois with its funds and/or with the assistance of federal-aid highway funds, or other federal funds.

That in the best of my knowledge such appraisal has been made 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 the value assigned to such property consists of items which are noncompensable under the established law of Illinois.

That neither my employment or my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

That any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

That I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.

That I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, 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.

That I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual(s), I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify 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 will take no responsibility for it.

That I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

That I have no direct or indirect present or contemplated future interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the Illinois Division of Highways or officials of the Federal Highway Administration, and I will not do so until so authorized by state officials or until I am required 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 net damage to the remainder, if any, as of the 6th day of June, 2008 is \$ 1,600 based upon my independent appraisal and the exercise of my professional judgment.

Signature

Type of License Certified General Lic. No. 553.000534 Exp. Date 09/30/2009

Parcel No. 062003 Project Edgar Co. AP Page 11 Appraiser Bradley D. Cunningham



Appraisal Review Certification

Route: Edgar County Airport
 Section: 6-14-11
 Project: _____
 Job No.: _____
 County: Edgar
 Parcel No.: ~~314004~~ 022EDGA314001AE

Original Supplemental Detailed Non-Complex

The undersigned hereby certifies:

1. That on 7/5/2008, I visually inspected the property and comparable sales selected, analyzed and described in the attached appraisal. I am/ I am not aware of any additional sales data or additional information that may impact the value of the subject property.
2. That I have no direct or indirect present or contemplated future personal interest in the property described therein or in any benefit from the acquisition, and I have no personal interest or bias with respect to the parties involved.
3. That the facts and data reported by the review appraiser and used in the review process are based on that information provided by the author of the attached appraisal report and any specialty reports, and that this information is considered true and correct. No one has provided significant professional assistance to the person signing this review report.
4. That the analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions. I have no bias with respect to the property that is the subject of this review or the parties involved.
5. That my determination has been reached independently based on the appraisal without any collusion or direction, and my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. This review report is based on the data and information provided in the actual appraisal report and any specialty reports used therein.
6. That my analyses, opinions, and conclusions were developed and this review report has/ has not been prepared in conformity with the Uniform Standards of professional Appraisal Practice and are based on the scope of work described herein.
7. That I have given consideration in this review to the value of the part taken, and damages and/or benefits to the remainder, if any, to the extent allowed under Illinois statutes; and that as near as can be determined noncompensable items of damage under Illinois law have not been included in appraisal.
8. That the attached appraisal report submitted by Bradley D. Cunningham has been reviewed by the undersigned. In accordance with 49 CFR 24.104, the attached appraisal meets one of the following categories:
 - Rejected Value - Appraisal does not meet all requirements
 - Accepted Value - Appraisal meets all requirements, but is not selected
 - Approved Value - Appraisal meets all requirements and is selected as basis for acquisition purposes
9. In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for this appraisal report.



10. That my conclusions of value for the subject property as of 7/05/2008, are as follows:

Fair Market Value of Whole Property	\$	<u>200,900</u>
Fair Market Value of Property Taken (including improvements) as a Part of the Whole (31A)	\$	<u>0</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	\$	<u>200,900</u>
Fair Market Value of Remainder After the Taking as will be affected by the Contemplated Improvement	\$	<u>200,900</u>
Damage to Remainder (31C)	\$	<u>0</u>
Compensation for Permanent Easement(s) (31 B)	\$	<u>1,100</u>
Compensation for Temporary Easement(s) (31E)	\$	<u> </u>
Excess Land to be Acquired (31F)	\$	<u> </u>
Total Compensation	\$	<u>1,100</u>

District Review Appraiser

7-5-2008

Date

Certified General
Type of License

553.000221
License Number

9/30/2009
Expiration Date

Approved:

Verlin D. Funkhouser
~~Regional Engineer~~

VICE CHAIRMAN EDGAR CO. BOARD

9-16-08
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: State Bank of Chrisman Trust 448

Date of the review: 7-5-08

Property and ownership interest: Avigation Easement

Date of work under review: 6-20-08

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. Cunningham

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

0328NGA314001 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.

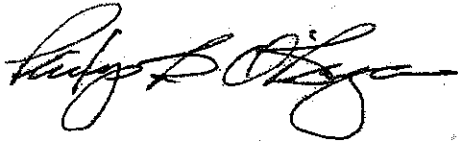
After walking the easement area and examining the limits of the avigation easement it does not appear that the imposition of the easement will have a particularly significant impact on value. Presently this land is low lying land along and including a small stream which showed evidence of flooding and 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 Scotland 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 follows:

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

By:

A handwritten signature in black ink, appearing to read "Philip B. O'Bryan". The signature is fluid and cursive, with a prominent initial "P" and a long, sweeping underline.

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,

Verlin D. Fumbarger
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)



Airport Edgar County Airport
 Edgar County
 Parcel No. 023EDGA314001AE

Owner(s) of Real Property: STATE BANK OF CHRISMAN, as Trustee under the provisions of a Trust Agreement
dated March 2, 2000, known as Trust No. 448

Location of Property: North of and adjacent to the Edgar County Airport
Edgar County, Illinois
PIN: 03-09-31-400-010 (See Attachment A for complete legal description)

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 the Edgar County Airport. The legal description of the parcel to be acquired is found on Attachment A.

The amounts shown below are the full amounts of the approved values and are based on a fair market value of the property. A copy of the appraisal is attached for your review. The fair market value of the property to be acquired is estimated without regard for any decrease or increase in the fair market value caused by the project for which the property is being acquired; however, the damage to the remaining property, if any, is estimated with full consideration of the proposed improvement.

1. Existing Property:

Total area 74.040 (acres) more or less
 Highest and best use: Agriculture/Recreational

2. Land to be Acquired in Fee Simple:

Take	<u>0.00</u>	(acres)
Total Take	<u>0.00</u>	(acres)

3. Improvements and/or Fixtures to be Acquired:

None.

4. Compensation for Land Acquired in Fee Simple:

Fair market value of the <u>0</u> (acres) to be acquired including all improvements as part of the whole property, based on an analysis of market data in the vicinity of the acquisition.	\$ <u>0.00</u>
Damage to the remaining property as a result of the acquisition (if any)	\$ <u>0.00</u>
Total compensation for property acquired in fee simple	\$ <u>0.00</u>
Less cost of construction to be offset against total compensation	\$ <u>0.00</u>
Net compensation	\$ <u>0.00</u>

Benefits in the amount of \$ 0.00 have been estimated to the remaining property. These benefits have been offset against any possible damages but have not been offset against any part of the compensation for the part acquired.

5. Compensation for Easements Including any Damages or Benefits:

Permanent/Avigation Easement - <u>1.257</u> (acres) for <u>N/A</u> (airport purpose)	\$ <u>1,100.00</u>
Total compensation for easement (when applicable)	\$ <u>1,100.00</u>

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

You may want to retain and remove from the acquired property some, or all, of the improvements included in the acquisition. If so, the following owner-retention values have been established for the improvements listed above in item 3, and the total of the owner-retention values for the improvements retained will be deducted from the total compensation.

Improvement	Owner-Retention Value
<u>N/A</u>	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Any agreement to retain such improvements does not convey with it a permit to move the improvements on or over, any Airport property. Ms. Griffel will be happy to furnish information for your use in applying for a permit if one is needed.

Verlan D. Zumbro
Sponsor

On behalf of the Edgar County Airport Board as sponsor of Edgar County Airport, and as outlined in the above summary, I hereby offer you the sum of \$ 1,100.00 for the property described on the attached instruments free and clear of all claims of other parties, liens, taxes and encumbrances.

Joni A. Hyslop
Land Acquisition Specialist

9-16-08

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

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 mean sea level, approximately 86.50 feet above the ground at Point G; and which imaginary plane has an elevation of 702.14 feet above mean sea level approximately 93.14 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 aviation 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal this _____ day of _____, 2008.

STATE BANK OF CHRISMAN, as Trustee under the provisions of a Trust Agreement dated March 2, 2000, known as Trust No. 448

By: _____

(SEAL)

Its: _____

By: _____

Its: _____

STATE OF ILLINOIS)
) ss.
COUNTY OF EDGAR)

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____, who are personally known to me to be the same persons who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

Notary Public

My commission expires _____, 20____.