

UPDATED MARKET VALUE APPRAISAL

Day Care/Senior Center Property
and Excess Parcel
20080 Governors Drive
Olympia Fields, Illinois

as of:

March 16, 2007

Prepared for:

Mr. Steve Townsend, Vice President
First Bank and Trust Company of Illinois
300 East Northwest Highway
Palatine, IL 60067

HOLCER & COMPANY
INC.

REAL ESTATE CONSULTANTS

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March 22, 2007

Mr. Steve Townsend, Vice President
First Bank and Trust Company of Illinois
300 East Northwest Highway
Palatine, IL 60067

Re: Market Value Appraisal
Day Care/Senior Center Property
and Excess Parcel
20080 Governors Drive
Olympia Fields, Illinois

Dear Mr. Townsend:

At your request, we have prepared a market value appraisal with a summary report format of the fee simple interest in the above-captioned property which was previously appraised by this firm on October 19, 2005 as our File No. 8517. This conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Foundation and FIRREA regulatory requirements with the foregoing prior appraisal incorporated herewith by reference.

Purpose, Function and Scope of the Appraisal

The purpose of this appraisal was to estimate the “as is” market value of the fee simple interest in the subject property as of March 16, 2007. According to the 12th Edition of The Appraisal of Real Estate, the term fee simple implies “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat”.

“Market Value” is defined as: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they considered their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The function of this appraisal was to estimate the aforementioned market value for mortgage financing purposes (intended use). The intended user is the addressee.

The scope of this appraisal considers the extent of the process of collecting, confirming and reporting data in relation to the significance of the appraisal problem. We re-inspected the subject property (interior and exterior). In this updated valuation, we focused on sales of vacant and improved, commercial/office properties in the general subject market which have occurred during the past 18 months. This information was obtained from internet data services (CoStar COMPS, MLS, LoopNet), our appraisal files, broker and appraiser interviews, and public records.

Legal Description - See prior report.

Changes in the Subject Property and Market Conditions

Since the date of the prior appraisal, the recent renovation work has been fully completed. As such the day care and senior centers are currently being used, although the day care center is only being operated at about 40 percent of the maximum permitted capacity.

Market Data and Value Estimates

In arriving at an opinion of "as is" market value for the fee simple interest in the subject property, the 2004/05 sales of land and improved properties in the original report were re-analyzed as well as the additional, more recent market data summarized on the following page.

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<u>No.</u>	<u>Location</u>	<u>Age</u>	<u>Bldg. Area (S.F.)</u>	<u>Land: Bldg. Ratio</u>	<u>Price /S.F.</u>	<u>Sale Date</u>	<u>Comments</u>
ONE-STORY DAY CARE FACILITIES							
1	501 Oakmont Ln. Westmont	3	20,566	5.29:1	\$272.29	12-05	Lease-Back to Crème de la Crème
2	4625 Weaver Warrenville	6	20,118	8.64:1	273.39	9-05	Same Parties as No. 1
3	18201 Dixie Hwy. Homewood	8/65	19,030	2.58:1	89.33	7-05	Partially Occupied by Carebears Day Care
OFFICE PROPERTIES							
4	905 175 th St. Homewood	20	21,000	2.20:1	97.62	6-05	3-Story, Multi-Tenant, 50% Occupied
5	16325 S. Harlem 16335 S. Harlem 16345 S. Harlem Tinley Park	16 16 12	21,672 28,126 28,016	N/A	115.36 114.84 110.65	6-06	3, 3-Story, Multi-Tenant Buildings, Some Near- Term Expirations
6	19950 Governors Hwy. Olympia Fields	16	15,767	4.83:1	117.33	12-05	3-Story Multi-Tenant, 76% Leased
7	1221 W. 175 th St. Homewood	16	26,700	5.66:1	138.58	4-06	2-Story, 3 Tenants
SCHOOL PROPERTIES							
8	2651 W. Algonquin Algonquin	1	28,000	9.02:1	80.63	4-06	1 Story Shell for Montessori School
9	601 Willow St. Frankfort	Older	35,000	9.46:1	85.71	6-06	1 Story Sold by School District at a Discount for Special Education Use
	SUBJECT	2/28	29,000	1.70:1			

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As was the case at the time of our original appraisal, most of the local commercial and office sale properties were rated inferior to the subject for their unrenovated condition and/or partial occupancy. This refers to Comparable No.'s 3 to 7 on the previous page, of which No. 7 was rated most similar to the subject for its two-story design and leased status with three tenants. However, it was not recently renovated. Therefore, the indicated unit price of \$138.58 per square foot was rated inferior to the subject. Comparable No.'s 1 and 2 were rated substantially superior, but included to show the continued development and sale/lease-back transactions for good-quality day care centers throughout the suburban area. On the other hand, Comparable No.'s 8 and 9 were included for their somewhat analogous, school uses; although they were in shell and unrenovated condition, respectively, with comparatively remote suburban locations. Despite the greater land-to-building ratios, this information was rated substantially inferior to the subject.

Of the Comparables in the original appraisal, No. 10 on page 19 was re-analyzed because of its new age and use as hospital offices and education space. While larger than the subject, it had more on-site parking and a Will County location where real estate taxes are lower (if operated on a for-profit basis). Considering these factors, the indicated unit price of \$168.62 per square foot nearly two years ago was rated superior to the subject.

All factors considered, it is our opinion that the subject was worth an "as is" unit value of approximately \$150.00 per square foot of building area, including land. Therefore, 29,000 square feet at \$150.00 per square foot equals \$4,350,000 for the improved component. This can also be allocated at about \$200.00 per square foot for the ground-floor day care center and \$100.00 per square foot for the upper-level, office-type space.

In the case of the one-acre excess land parcel, the following additional market data was considered:

- At 3420 Vollmer Road (south side, just west of Governors Drive), a 4.9-acre, PUD zoned parcel was sold for \$1,100,000, or \$5.16 per square foot, in June, 2005. This larger nearby site has 370 feet of direct frontage on Vollmer Road, although access is via the secondary streets—Governors and Park Drives. On an overall basis, this property was rated slightly superior when compared to the subject.
- Land Comparable No. 5 in the original report, the listing of 3.20 acres at the southwest corner of 198th Street and Governors Highway, has a reduced asking price of \$2.69 per square foot. However, this was rated inferior to the subject, since it requires annexation and zoning.

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Based on this limited, recent market information, it is our opinion that the "as is" market value of the subject excess land is the same as estimated previously, or \$4.00 per square foot and an absolute value of \$175,000. When added to the foregoing improved property, the total value estimate is \$4,525,000.

All factors considered, it is our opinion that the "as is" market value of the fee simple interest in the subject property was:

FOUR MILLION FIVE HUNDRED TWENTY-FIVE THOUSAND DOLLARS
(\$4,525,000)

allocated as follows:	Improved Property:	\$4,350,000
	Excess Parcel:	\$ 175,000

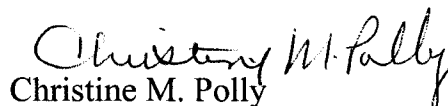
as of March 16, 2007, subject to the assumptions and limiting conditions attached to this letter.

Should you have any questions or require any further information, please contact the undersigned.

Respectfully submitted,
HOLCER AND COMPANY, INC.



Thomas E. Holcer, MAI
License No.'s 153.0000482 (Exp. 9-07)
File No. 9082



Christine M. Polly
153.0000815 (Exp. 9-07)

CERTIFICATION

The undersigned do hereby certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direct in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event (such as the approval of a loan) directly related to the intended use of the appraisal. "The appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan."
- We (Thomas E. Holcer, MAI and Christine M. Polly) have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the appraisers signing this report.
- No single item of information was completely relied upon to the exclusion of other information, and all data was analyzed within the framework of judgment, knowledge and experience. No pertinent information has knowingly been withheld.
- This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute.
- Our analysis, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and FIRREA regulatory requirements, when taken together with our prior appraisals of this property dated October 19, 2005, our File No. 8517 which is incorporated herewith by reference.

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

Disclosure of the contents of the appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

From our understanding of the assignment to be performed, which has been addressed in the scope and intended use of this appraisal, it is our opinion that we are fully competent to perform this appraisal due to the fact that:

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

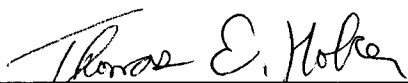
As of the date of this report, Thomas E. Holcer has completed the requirements under the continuing education program of the Appraisal Institute. Also, Thomas E. Holcer and Christine M. Polly are Certified by the State of Illinois as General Real Estate Appraisers under License No.'s 153.0000482 and 153.0000815 (September 30, 2007 expirations), respectively.

All factors considered, it is our opinion that the "as is" market value of the fee simple interest in the subject property was:

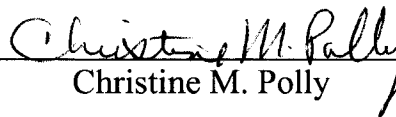
FOUR MILLION FIVE HUNDRED TWENTY-FIVE THOUSAND DOLLARS
(\$4,525,000)

allocated as follows:	Improved Property:	\$4,350,000
	Excess Parcel:	\$ 175,000

as of March 16, 2007, subject to the attached assumptions and limiting conditions.



Thomas E. Holcer, MAI



Christine M. Polly

HOLCER & COMPANY
INC.

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ASSUMPTIONS AND LIMITING CONDITIONS

The Certification is expressly subject to the following stipulations:

Information, estimates and opinions contained in this report were obtained from sources considered reliable and believed to be true and correct; however, no responsibility for accuracy can be assumed by the appraisers. It is assumed that the title is marketable.

No responsibility is assumed for matters of a legal nature.

The property was appraised as though free and clear of any mortgage encumbrance.

The use of any fractional part of this appraisal in conjunction with any other appraisal makes it invalid.

It is specifically assumed that soil conditions are adequate to economically support any improvements which might reasonably be considered at this location.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

The appraisers will not be required to appear in court or otherwise testify regarding this appraisal unless prior arrangements have been made.

This report was prepared specifically for mortgage financing purposes. The appraisers assume no responsibility for the use of this report for purposes other than which it was intended.

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The appraisers assume no liability for ascertaining whether or not the subject property complies with the Americans with Disabilities Act.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news sales or other media, without the prior written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraisers or firm with which they are connected, or any reference to the Appraisal Institute, or to the MAI designation.

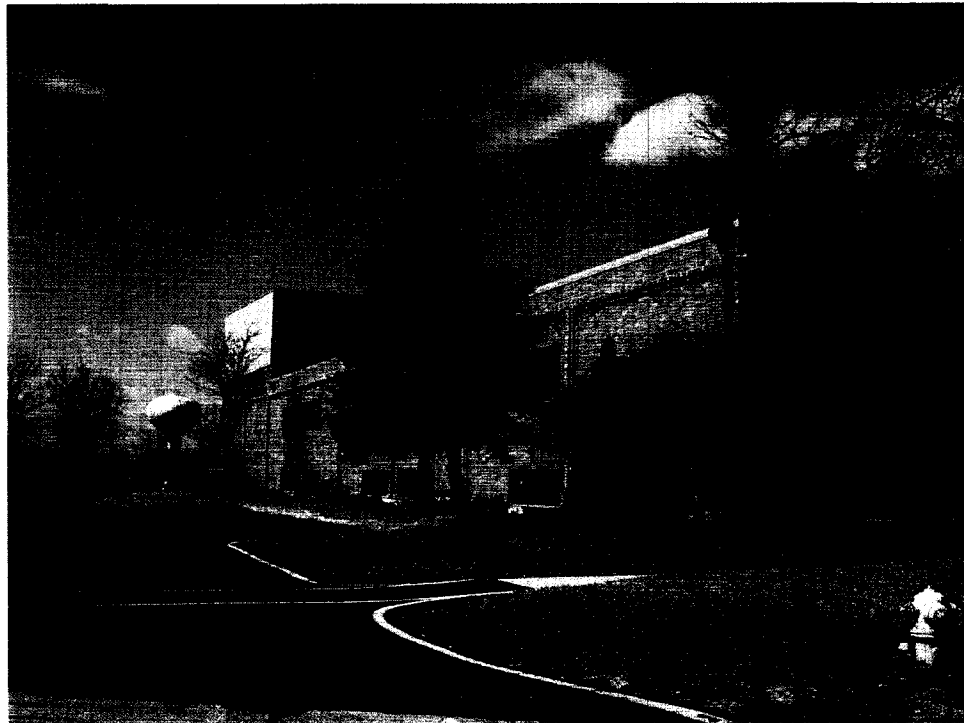
ADDENDUM

Photographs of Subject Property

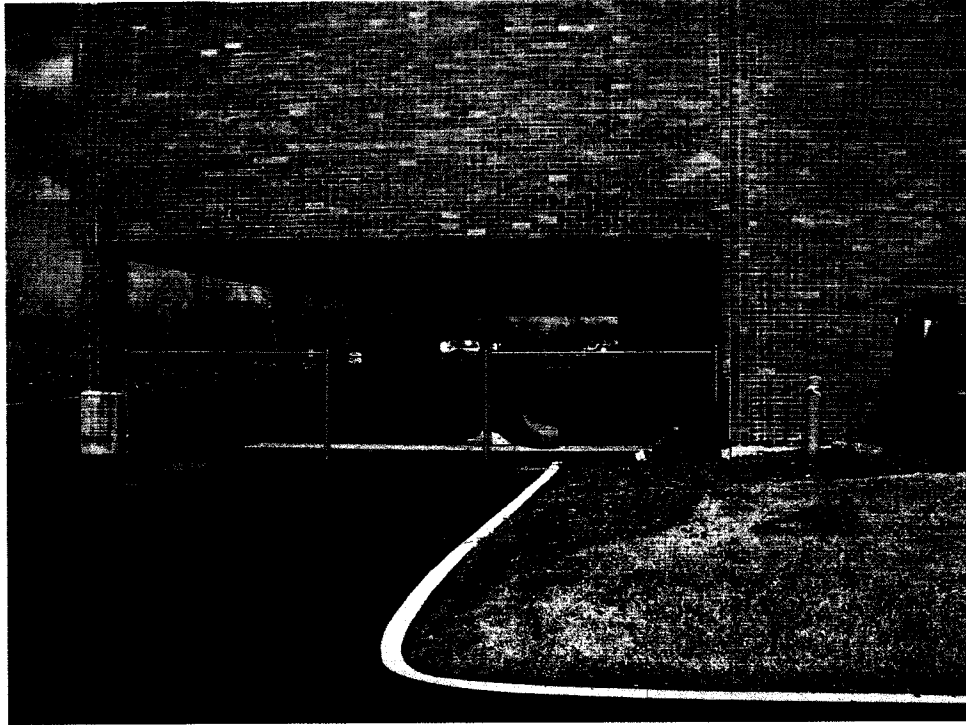
PHOTOGRAPHS OF SUBJECT PROPERTY



View Looking Northwest toward Front Elevation



View Looking West along South Elevation



Covered Rear Play Area



View Looking South along Governors Drive, Subject excess Land to Right