

APPRAISAL OF REAL PROPERTY



LOCATED AT

1461 Bell Valley Road - PIN 12-26-453-004
Rockford, IL
See Property Description Following Plat Map

FOR

Mr. Nick Castrogioanni
635 Wood Ridge Lane
Caledonia, IL 61115

OPINION OF VALUE

\$390,000

AS OF

October 10, 2019

BY

Gail M. Wills
Gail M. Wills and Associates, LTD
3268 Kregel Drive
Rockford, IL 61109
815-985-1295
e-mail: gwills@gailmwillsandassoc.com
Telephone: 815-985-1295

Owner			File No.	
Property Address	1461 Bell Valley Road - PIN 12-26-453-004			
City	Rockford	County	Winnebago	State IL Zip Code 61108
Client				

TABLE OF CONTENTS

Cover Page	1
GP Land	2
Subject WINGIS Plat Map	4
Property Description Per WINGIS Including Brief Legal	5
Location Map	6
Location Map	7
Plat Map - Land Sale 1	8
Plat Map - Land Sale 2	9
Plat Map Land - Sale 3	10
General Text Addendum	11
GP Land Certifications Addendum	12
Appraiser Qualifications	14
Appraiser Qualifications	15
Engagement Letter	16
Engagement Letter	17
Engagement Letter	18

LAND APPRAISAL REPORT

File No.:

SUBJECT	Property Address: 1461 Bell Valley Rd Pin 12-26-453-004		City: Rockford		State: IL Zip Code: 61108																																																																																														
	County: Winnebago		Legal Description: See Property Description Following Plat Map																																																																																																
ASSIGNMENT	Assessor's Parcel #: 12-26-453-004		Tax Year: 2018		R.E. Taxes: \$ 102.48																																																																																														
	Market Area Name: Rockford Metro Area		Map Reference: 40420		Special Assessments: \$ 0																																																																																														
	Current Owner of Record: [REDACTED]		Borrower (if applicable):		Census Tract: 0005.14																																																																																														
MARKET AREA DESCRIPTION	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) _____ HOA: \$ _____ per year <input type="checkbox"/> per month Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable If Yes, give a brief description: _____																																																																																																		
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe) _____ This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe) _____ Intended Use: Establish fair market value for collateral monitoring. Intended User(s) (by name or type): [REDACTED]																																																																																																		
	Client: [REDACTED] Address: [REDACTED] Appraiser: Gail M. Wills Address: 3268 Kregel Drive, Rockford, IL 61109																																																																																																		
SITE DESCRIPTION	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3">Characteristics</th> <th>Predominant Occupancy</th> <th>One-Unit Housing</th> <th>Present Land Use</th> <th>Change in Land Use</th> </tr> <tr> <td>Location:</td> <td><input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural</td> <td></td> <td><input checked="" type="checkbox"/> Owner 80</td> <td>PRICE \$ (000)</td> <td>AGE (yrs)</td> <td>One-Unit 50% <input checked="" type="checkbox"/> Not Likely</td> </tr> <tr> <td>Built up:</td> <td><input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td></td> <td><input checked="" type="checkbox"/> Tenant 10</td> <td>100 Low 10</td> <td></td> <td>2-4 Unit 5% <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> </tr> <tr> <td>Growth rate:</td> <td><input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow</td> <td></td> <td><input type="checkbox"/> Vacant (0-5%)</td> <td>300 High 50</td> <td></td> <td>Multi-Unit 5% <input type="checkbox"/> To: _____</td> </tr> <tr> <td>Property values:</td> <td><input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td></td> <td><input checked="" type="checkbox"/> Vacant (>5%)</td> <td>160 Pred 20</td> <td></td> <td>Comm'l 40% _____</td> </tr> <tr> <td>Demand/supply:</td> <td><input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td> <td></td> <td></td> <td></td> <td></td> <td>% _____</td> </tr> <tr> <td>Marketing time:</td> <td><input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.</td> <td></td> <td></td> <td></td> <td></td> <td>% _____</td> </tr> </table>						Characteristics			Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use	Location:	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> Owner 80	PRICE \$ (000)	AGE (yrs)	One-Unit 50% <input checked="" type="checkbox"/> Not Likely	Built up:	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Tenant 10	100 Low 10		2-4 Unit 5% <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	Growth rate:	<input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow		<input type="checkbox"/> Vacant (0-5%)	300 High 50		Multi-Unit 5% <input type="checkbox"/> To: _____	Property values:	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input checked="" type="checkbox"/> Vacant (>5%)	160 Pred 20		Comm'l 40% _____	Demand/supply:	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply					% _____	Marketing time:	<input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.					% _____																																												
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Market Area Comments: See attached addenda.																																																																																																			
Dimensions: Rectangular Site Area: 74,235 Zoning Classification: CC, Commercial Community Description: See attached addenda. Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements Uses allowed under current zoning: A variety of commercial/retail uses including gas stations, restaurants, including drive-in, office, retail and others. Please refer to Winnebago County Zoning Ordinance for complete listing of permitted use. Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ _____ / Comments: _____ Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) The subject site is vacant and has no improvements. Please refer to Summary of Highest and Best Use Comments for additional detail. Actual Use as of Effective Date: Vacant land Use as appraised in this report: Vacant Land Summary of Highest & Best Use: See attached addenda.																																																																																																			
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Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) _____ FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 17201C0401D FEMA Map Date 09/06/2006 Site Comments: The subject site is slightly irregular in shape but not to the extent it limits development of the site with a variety of potential uses. It offers a corner influence at the NWC of Newburg and Bell Valley Roads. There are no curb cuts at present but is assumed that a minimum of one curb cut would be allowed from Bell Valley Road. The site is of adequate size and shape to allow for a variety of commercial/retail related uses. It offers a level topography and is not in a flood zone.																																																																																																			

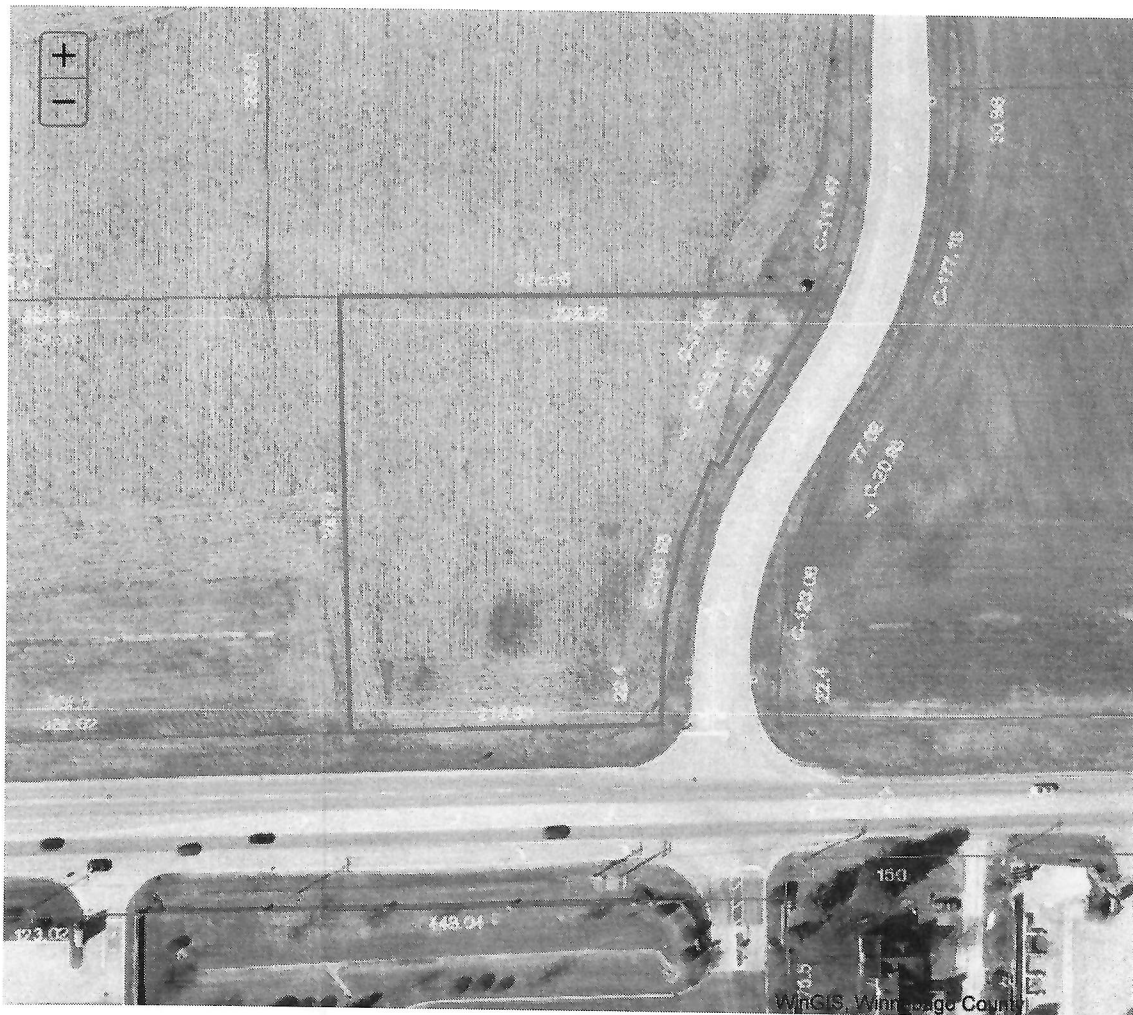
LAND APPRAISAL REPORT

File No.:

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																																																																																
	Data Source(s): MLS/Recorder																																																																																																																
	1st Prior Subject Sale/Transfer Date: _____ Price: _____ Source(s): _____	Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject lot is currently listed for sale by CBRE for \$1.50 per square foot. There have been no sales/transfers of the subject over the past three years. Nor are there any current agreements of sale reported.																																																																																																															
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SALES COMPARISON APPROACH	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;">FEATURE</th> <th style="width:25%;">SUBJECT PROPERTY</th> <th style="width:25%;">COMPARABLE NO. 1</th> <th style="width:25%;">COMPARABLE NO. 2</th> <th style="width:25%;">COMPARABLE NO. 3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td>1461 Bell Valley Rd Pin 12-26-453 Rockford, IL 61108</td> <td>8104 Sayer Rd Rockford, IL</td> <td>7541 Temple Ct Rockford, IL</td> <td>8301 Spring Brook Rd Rockford, IL 61114</td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td>1.0 miles E</td> <td>Adjacent to N or Subject</td> <td>3.0 miles N</td> </tr> <tr> <td>Sale Price</td> <td>\$</td> <td>\$ 188,512</td> <td>\$ 430,195</td> <td>\$ 245,000</td> </tr> <tr> <td>Price/</td> <td>\$</td> <td>\$ 2.00</td> <td>\$ 5.30</td> <td>\$ 0.94</td> </tr> <tr> <td>Data Source(s)</td> <td></td> <td>ICEX</td> <td>Assessor/Owner</td> <td>Public Records</td> </tr> <tr> <td>Verification Source(s)</td> <td></td> <td>Recorder</td> <td>Owner</td> <td>Recorder</td> </tr> <tr> <td>VALUE ADJUSTMENT</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> <td>DESCRIPTION</td> </tr> <tr> <td>Sales or Financing</td> <td></td> <td>Conventional</td> <td>Conventional</td> <td>Conventional</td> </tr> <tr> <td>Concessions</td> <td></td> <td>None</td> <td>None</td> <td>None</td> </tr> <tr> <td>Date of Sale/Time</td> <td></td> <td>5/17</td> <td>3/19</td> <td>7/18</td> </tr> <tr> <td>Rights Appraised</td> <td>Fee Simple</td> <td>Fee Simple</td> <td>Fee Simple</td> <td>Fee Simple</td> </tr> <tr> <td>Location</td> <td>Average</td> <td>Inferior</td> <td>Similar</td> <td>Inferior</td> </tr> <tr> <td>Site Area</td> <td>74,235</td> <td>94,256</td> <td>81,155</td> <td>261,360</td> </tr> <tr> <td>Visibility/Access</td> <td>Average</td> <td>Inferior</td> <td>Similar</td> <td>Similar</td> </tr> <tr> <td>Shape</td> <td>Slightly Irregular</td> <td>Similar</td> <td>Similar</td> <td>Similar</td> </tr> <tr> <td>Zoning/Highest Best Use</td> <td>Commercial</td> <td>Inferior/Office</td> <td>Retail/Com.</td> <td>Inferior/Ag</td> </tr> <tr> <td>Average Daily Traffic Ct</td> <td>10,800</td> <td>Inferior/4000/day</td> <td>Sim/10,800-11,600</td> <td>Inferior/125</td> </tr> <tr> <td>Influence</td> <td>Corner</td> <td>Inferior/Interior</td> <td>Similar</td> <td>Similar</td> </tr> <tr> <td>Net Adjustment (Total, in \$)</td> <td></td> <td>\$ 331,240</td> <td>\$</td> <td>\$ 1,022,200</td> </tr> <tr> <td>Adjusted Sale Price (in \$)</td> <td></td> <td>\$ 519,752</td> <td>\$ 430,195</td> <td>\$ 1,267,200</td> </tr> <tr> <td colspan="5">Summary of Sales Comparison Approach See attached addenda.</td> </tr> </tbody> </table>		FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	Address	1461 Bell Valley Rd Pin 12-26-453 Rockford, IL 61108	8104 Sayer Rd Rockford, IL	7541 Temple Ct Rockford, IL	8301 Spring Brook Rd Rockford, IL 61114	Proximity to Subject		1.0 miles E	Adjacent to N or Subject	3.0 miles N	Sale Price	\$	\$ 188,512	\$ 430,195	\$ 245,000	Price/	\$	\$ 2.00	\$ 5.30	\$ 0.94	Data Source(s)		ICEX	Assessor/Owner	Public Records	Verification Source(s)		Recorder	Owner	Recorder	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	Sales or Financing		Conventional	Conventional	Conventional	Concessions		None	None	None	Date of Sale/Time		5/17	3/19	7/18	Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Location	Average	Inferior	Similar	Inferior	Site Area	74,235	94,256	81,155	261,360	Visibility/Access	Average	Inferior	Similar	Similar	Shape	Slightly Irregular	Similar	Similar	Similar	Zoning/Highest Best Use	Commercial	Inferior/Office	Retail/Com.	Inferior/Ag	Average Daily Traffic Ct	10,800	Inferior/4000/day	Sim/10,800-11,600	Inferior/125	Influence	Corner	Inferior/Interior	Similar	Similar	Net Adjustment (Total, in \$)		\$ 331,240	\$	\$ 1,022,200	Adjusted Sale Price (in \$)		\$ 519,752	\$ 430,195	\$ 1,267,200	Summary of Sales Comparison Approach See attached addenda.					
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ATTACH.	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 390,000, as of: October 10, 2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.																																																																																																																
	A true and complete copy of this report contains 19 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:																																																																																																																
	<input checked="" type="checkbox"/> Limiting cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Additional Sales																																																																																																																
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SIGNATURES	APPRAISER Appraiser Name: Gail M. Wills Company: Gail M. Wills and Associates, LTD Phone: 815-985-1295 Fax: _____ E-Mail: e-mail: gwillms@gailmwillssandassoc.com Date of Report (Signature): 10/10/2019 License or Certification #: 553.000522 State: IL Designation: General Certified Appraiser Expiration Date of License or Certification: 09/30/2021 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: October 10, 2019																																																																																																																
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____																																																																																																																

Subject WINGIS Plat Map

Owner	[REDACTED]					
Property Address	1461 Bell Valley Road - PIN 12-26-453-004					
City	Rockford	County	Winnebago	State	IL	Zip Code 61108
Client	[REDACTED]					



Property Description Per WINGIS Including Brief Legal

Legal Description

BELL VALLEY COMMONS NO 1 PT W1/2 SE1/4 SEC 26-44-2 LOT 2

Zoning Type: CC

Zoning Description: Commercial Community

Tax Information

Year	Fair Market Value	Total Tax Bill	Total Code
2018	\$0.00	\$102.48	017

There are currently no exemptions to display for this PIN

School District

SCHOOLDIST : Rockford School Dist #205

GRADESCHOOL :

Assessor Information

Township:

ROCKFORD

Ken Crowley

401 W State St

Rockford, IL 61101

8159650300

Sales History

There is currently no Sales History information available for this PIN

Flood Zone

In/Out	Flood Zone Type
OUT	X



[Subscription Login \(Subscription/\)](#) | [Terms of Use \(Terms.aspx\)](#) | [Privacy Policy \(Privacy.aspx\)](#) | [Site Updates Documentation \(/pdf/WinGISPublicSiteUpdates.pdf\)](#)

Location Map

Owner	[REDACTED]				
Property Address	1461 Bell Valley Rd Pin 12-26-453-004				
City	Rockford	County	Winnebago	State	IL
Client	[REDACTED]			Zip Code	61108



Location Map

Owner	Nick Castrogiozanni			
Property Address	1461 Bell Valley Rd Pin 12-26-453-004			
City	Rockford	County	Winnebago	State IL Zip Code 61108
Client	Nick Castrogiozanni			



Owner	[REDACTED]				
Property Address	1461 Bell Valley Rd Pin 12-26-453-004				
City	Rockford	County	Winnebago	State	IL
Client	[REDACTED]			Zip Code	61108

..



Plat Map - Land Sale 2

Owner	[REDACTED]					
Property Address	1461 Bell Valley Rd Pin#12-26-453-004					
City	Rockford	County	Winnebago	State	IL	Zip Code 61108
Client	[REDACTED]					

Casey's General Store Gas Station/C-store being constructed on site.



1410 BELL SCHOOL RD

1541 TEMPLE CT

Plat Map Land - Sale 3

Owner	Nick Castrogiozanni				
Property Address	1461 Bell Valley Rd Pin 12-26-453-004				
City	Rockford	County	Winnebago	State	IL Zip Code 61108
Client	Nick Castrogiozanni				

6 acres located at the southeast corner of Spring Brook & Lyford Roads near the south entrance to the new MercyHealth Complex. Currently zoned Agricultural with highest and best use for medical office/doctors park.



Supplemental Addendum

File No.

Owner	[REDACTED]					
Property Address	1461 Bell Valley Rd Pin 12-26-453-004					
City	Rockford	County	Winnebago	State	IL	Zip Code 61108
Client	[REDACTED]					

• GP Land: Market Area - Comments

The subject is located in a developing office/retail area approximately 1 mile north of CherryVale Mall. The subject area is located at the northeast quadrant of the intersection of S. Bell School and Newburg Roads. The development in which the subject is located is known as Bell Valley Commons with zoning allowing for office, restaurant or retail development. The sites located within this development offer substantial infrastructure in-place. Currently a large, multi-tenant, multi-story office building is located on one of the parcels that fronts the tollway. A Casey's General Store gas station/c-store is currently under construction on a corner lot that fronts S. Bell School Road at Temple Ct. It offers close proximity to I-39/I-90 tollway access. E. State Street is located a short distance to the north. U.S. Route 20 a primary east/west highway that connects the subject market area with communities both east and west is located a short distance to the south. U.S. Route 20 provides good access to communities to the west including Freeport, Lena, Stockton and as far west as Galena and the Mississippi River. A portion of Bell Valley Commons offers lots that front, I-90. A full intersection with I-90 is located approximately 1.5 miles northeast of the subject at E. State Street. A full interchange with I-39 provides access various tollways and expressways including I-88, I-80 and southern Illinois is located approximately 1.5 miles south of the subject at U.S. Route 20/Harrison Avenue.

The overall market has seen some improvement after many years of stagnation. The majority of new commercial/retail development is in the area near E. Riverside Boulevard and I-90 where the new MercyHealth Complex was constructed and opened in early January 2019. This has spurred development in the vicinity with a new hotel, currently under construction, a Casey General Store Gas Station/C-store, and a recently completed Costco Retail Development. Some of the highest prices involving land sales have been along the E. Riverside Corridor between Mulford Road on the west and Paulson Road on the east.

• GP Land: Site Description - Zoning Description

Commercial Community zoning allows for a variety of commercial/retail uses including but not limited to restaurants, office and service related uses. Please refer to Winnebago County Zoning Ordinance for complete details.

• GP Land: Site Description - Summary of Highest & Best Use

The highest and best use, if developed, would be for development with a commercial/retail use consistent with the permitted uses under the zoning ordinance when market conditions warrant.

• GP Land: Summary of Sales Comparison Approach

Relatively few sales of commercially zoned land have taken place in the Rockford Metro Area over the past several years. Recently, sales activity has increased somewhat in the gas station/C-store sector with Circle K and Casey's General Store entering the Rockford market. Overall, values for commercial land were relatively stagnant for several years. Although land values have shown some increase overall the higher values, relate to location of the sales including synergy received from being close to developing areas such as that located near the new MercyHealth Campus at E. Riverside and the tollway. That development, as well as the new Costco that recently opened at E. Riverside and the tollway has spurred additional development in the retail and services sectors. This includes lodging with a new Home2Suites hotel under construction at the NWC of E. Riverside and the tollway and a new Casey's General Store located across the street from the new Costco. The highest per square foot sale prices have been in this area and further west on E. Riverside near N. Perryville Road and E. Riverside. Overall, new gas station/C-stores being developed are showing land sale prices of between also resulting in sale prices per square foot between \$5.30 and \$9.97 per square foot.

Comp 1 is located in a low intensity office development located approximately .75 miles east of the subject on the east side of the tollway at Newburg Road and Tebala Drive. This sale is located on an interior parcel that does not offer frontage on any primary arterial. Average daily traffic counts are not reported for a secondary, interior street like Sayer Drive, however, the ADTC on Newburg Road at the entrance to the development is approximately 10,300 vehicles per day similar to the subject. This comp offers an inferior office zoning when compared to the subject's Commercial Community zoning. After adjustment a sale price of \$5.51 per square foot results. Comp 2 is the sale of a lot located in the same development as the subject. It was purchased for development with a Casey's General Store a gas station/C-store that is currently under construction. It is considered highly comparable to the subject with regard to overall location. However, prices paid for gas station/C-stores sites are typically significantly higher than those for less intense commercial and office uses, therefore, downward adjustment would be indicated for Comp 2 as compared to the subject. An adjusted sale price of \$5.30 per sq. ft. of site area is indicated. Comp 3 is the sale of a larger site, currently zoned for agricultural use warranting upward adjustment for both size and zoning. This comp is located in an area that is prime for transition from agricultural to a higher intensity use due to the construction of the new MercyHealth Medical Center. This comp is located at the south entrance to the medical center. Its corner location is considered similar to the subject. It is considered inferior to the subject with regard to zoning and average daily traffic counts. After adjustment a sale price of \$4.85 per square foot of site area is indicated.

The adjusted sale prices range from a low of \$4.85/SF to \$5.51/SF.

A fair market value for the subject is estimated at \$5.25 per square foot of site area, or \$5.25/SF x 74,235 sq. ft. = \$389,734 Say, \$390,000, rd.

• GP Land: Reconciliation - Final Reconciliation

The Sales Comparison is the only relevant method to appraise vacant land and is therefore, the only value developed. Emphasis has been placed on the adjusted sale price of all comps.

Assumptions, Limiting Conditions & Scope of Work

File No.:

Property Address: 1461 Bell Valley Rd Pin 12-26-453-004

City: Rockford

State: IL

Zip Code: 61108

Client:

Address:

Appraiser: Gail M. Wills

Address: 3268 Kregel Drive, Rockford, IL 61109

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

The appraiser was not provided a plat of survey or legal description for the subject site. All dimensions, site areas and other physical characteristics of the subject were obtained from WINGIS and are assumed to be correct as reported.

Certifications & Definitions

Property Address: 1461 Bell Valley Rd Pin 12-26-453-004		City: Rockford		File No.:
Client: [REDACTED]		State: IL		Zip Code: 61108
Appraiser: Gail M. Wills		Address: 3268 Kregel Drive, Rockford, IL 61109		

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:
I have not performed any prior appraisal or other professional services regarding this property over the past three years.

DEFINITION OF MARKET VALUE *:

Market value means 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 is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider 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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: [REDACTED]	Client Name: [REDACTED]
E-Mail: NA	Address: [REDACTED]

APPRAISER

Appraiser Name: Gail M. Wills
Company: Gail M. Wills and Associates, LTD
Phone: 815-985-1295 Fax:
E-Mail: e-mail: gwills@gailmwillsandassoc.com
Date Report Signed: 10/10/2019
License or Certification #: 553.000522 State: IL
Designation: General Certified Appraiser
Expiration Date of License or Certification: 09/30/2021
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
Date of Inspection: October 10, 2019

**SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)**

Supervisory or Co-Appraiser Name:
Company:
Phone: Fax:
E-Mail:
Date Report Signed:
License or Certification #:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection:

SIGNATURES

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3/2007

Appraiser Qualifications

Qualifications of Gail M. Wills Gail M. Wills & Associates, Ltd 3268 Kregel Drive Rockford, IL 61109

Real Estate Appraising, Consulting, Counseling, Forensic Review and Arbitration

Real estate appraiser, counselor, consultant, analyst, forensic reviewer and arbitrator, with Gail M. Wills & Associates, Ltd. Gail M. Wills & Associates, Ltd. was organized to perform comprehensive services in real estate valuations, counseling and appraising for complex real property assignments and forensic appraisal review for both residential and commercial properties. Clients include financial institutions, attorney's, CPA's, insurance companies and corporations. She has more than thirty years of comprehensive real estate appraisal and consulting experience. Her scope of experience includes the *appraisal and appraisal review* of numerous types of properties in the greater Chicago Metropolitan area and northern Illinois.

EXPERIENCE:

Since 1984, Gail M. Wills has been actively engaged in real estate analysis, valuation, counseling, appraisal, appraisal review and appraisal education. She has been a Certified General Appraiser since 1993.

- **Gail M. Wills & Associates, Ltd., Rockford, IL**
President
Chief Appraiser

Independent Fee Appraiser performing appraisal valuation, appraisal review and appraisal consulting assignments on residential and commercial properties located primarily in the Greater Chicago Metropolitan Area and northern Illinois.

- **AMCORE Bank, N.A., Rockford, IL**
June 2002 to April 2007
Officer and Senior Reviewer, Appraisal and Environmental Compliance Department

Responsible for reviewing appraisals and environmental reports of commercial real estate on loans up to \$30 million per AMCORE Bank's Appraisal Policy and Federal Regulations. Responsibilities included maintaining AMCORE's Approved Appraiser List including adding approved appraisers and deactivating appraisers as necessary due to poor performance, provided recommendations and necessary documentation regarding changes to bank appraisal policy. Additional responsibilities included supervising and training of support staff.

- **Wills Valuation Consultants, Ltd., Rolling Meadows, IL**
June 1993 to June 2002
Chief Appraiser, providing real estate appraisal and consulting service to a variety of clients including: financial institutions, state governmental agencies, attorneys, and individuals.

Gail M. Wills and Associates, Ltd.

Appraiser Qualifications

Page 2

Prior Appraisal Related Employment

Oakton Community College, Des Plaines, IL September 1993 to October 2000
Adjunct Faculty, Instructor for Appraisal Certification Courses

Valuation Counselors, Chicago, IL September 1992 to June 1993
Staff Appraiser, performing real estate valuation for investment grade properties located throughout the United States.

Household International, Prospect Heights, IL January 1990 to September 1992
Appraisal Reviewer & Quality Control Analyst, performing desk and field reviews of investment grade, commercial real estate throughout the United States, in compliance with the Uniform Standards of Professional Appraisal Policy (USPAP) and in compliance with bank appraisal policy and OTS regulations. Maintained and added approved appraisers to Approved Appraiser List and worked closely with regulators during audits.

Real Estate Research Corporation, Chicago, IL October 1986 to January 1990
Staff Appraiser, performing real estate valuations for investment grade properties located throughout the United States. Specialized in complex, investment grade properties including portfolios of properties for various pension funds and financial institutions.

William A. McCann & Associates, Chicago, IL April 1984 to October 1986
Staff Appraiser, performing real estate valuations for properties located throughout the Chicago Metropolitan Area and collar counties.

CERTIFICATION

Certified General Appraiser (State of Illinois) - continuing education completed

PROFESSIONAL AFFILIATIONS

Member of Illinois Coalition of Appraisal Professionals (ICAP)

EDUCATION

B.A. Degree, National-Louis University
Various Appraisal Related Courses and Seminars
(Additional detail available upon request)

e-mail: gwillis@gailmwillsandassoc.com

Website: www.gailmwillsassociates.com

Telephone: 815-985-1295

Gail M. Wills and Associates, Ltd.

Engagement Letter

Gail M. Wills and Associates, Ltd.
Real Estate Appraisal & Consulting

815-985-1295
gwills@gailmwillsandassoc.com

September 18, 2019

To: [REDACTED]

Re: Appraisal of Various Vacant Commercial Lots and Bello II Residential Lots.
Rockford, IL

Dear Mr. Castiglione:

The intended use, or function, of the appraisal is to provide the estimated "as is" market value for the above-referenced real estate. The parcels to be appraised are listed on the attached sheet.

The fee will be \$7,000^{DMW} due upon receipt of the appraisals, with a delivery date no later than the end of the business day October 15, 2019. Please execute two copies of this engagement letter.

The completed appraisals will be delivered to you in person at the location decided.

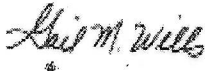
Compliance: The report will be developed to reflect good appraisal practice and comply with the Uniform Standards of Professional Appraisal Practice (USPAP) and Title XI of the Federal Financial Institutions Reform Recovery and Enforcement Act of 1989 (FIRREA) giving special attention to the guidelines set forth by the Comptroller of the Currency's (OCC) Standards of 12 CFR, part 323.

Engagement Letter

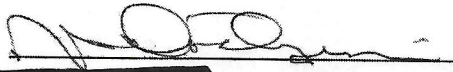

Page 2

Please sign and two copies of this letter as your acceptance of this assignment in accordance with the terms outlined herein. One executed copy is for your files.

Sincerely,



Gail M. Wills
President
Gail M. Wills and Associates, Ltd.
gwills@gailmwillsandassoc.com
815-985-1295

Signature: 


Date:

9-18-19

Engagement Letter

2018 Real Estate taxes paid in 2019

Property Code	Address	C-BRO	JTJ	Bell Valley
12-35-352-004	71xx Harrison Avenue	238.52		
12-35-352-005	71xx Charles St.	163.08		
12-35-352-008	71xx Harrison Avenue	176.72		
12-35-326-006	23xx Bell School Road	492.74		
12-35-326-005	24xx Bell School Road	1,324.08		
12-26-453-006	1462 Bell Valley Road			185.54
12-26-452-004	1446 Bell Valley Road			45.76
12-26-453-005	1440 Bell Valley Road			128.68
12-26-453-002	1397 Bell Valley Road			223.44
12-26-453-004	1451 Bell Valley Road			102.46
12-26-451-003	13xx Bell Valley Road			695.66
12-26-401-004	11xx Bell Valley Road			1,175.62
12-26-401-002	1032 Bell School Road			431.18
12-22-176-017	667 Shiloh Road	0.00		
12-22-178-002	720 Shiloh Road	0.00		
12-22-178-001	754 Shiloh Road	0.00		
12-22-176-026	701 Pisa Court	0.00		
12-22-176-018	702 Pisa Court	0.00		
12-22-176-025	707 Pisa Court	0.00		
12-22-176-019	708 Pisa Court	0.00		
12-22-176-024	713 Pisa Court	0.00		
12-22-176-020	714 Pisa Court	0.00		
12-22-176-023	719 Pisa Court	0.00		
12-22-176-021	720 Pisa Court	0.00		
12-22-176-022	723 Pisa Court	0.00		
12-22-178-008	711 Tivoli Court	0.00		
12-22-178-009	725 Tivoli Court	0.00		
12-22-178-007	726 Tivoli Court	0.00		
12-22-178-010	737 Tivoli Court	0.00		
12-22-178-006	740 Tivoli Court	0.00		
12-22-178-011	741 Tivoli Court	0.00		
12-22-178-005	742 Tivoli Court	0.00		
12-22-178-012	753 Tivoli Court	0.00		
12-22-178-004	754 Tivoli Court	0.00		
12-22-178-013	755 Tivoli Court	0.00		
12-22-178-003	756 Tivoli Court	0.00		
12-22-176-016	801 Tivoli Drive	0.00		
12-22-177-006	810 Tivoli Drive	0.00		
12-22-176-014	813 Tivoli Drive	0.00		
12-22-177-005	824 Tivoli Drive	0.00		
12-22-176-013	825 Tivoli Drive	0.00		
12-22-177-004	836 Tivoli Drive	0.00		
12-22-176-012	849 Tivoli Drive	0.00		
12-22-177-003	854 Tivoli Drive	0.00		
12-22-176-011	863 Tivoli Drive	0.00		
12-22-177-002	872 Tivoli Drive	0.00		
12-22-176-010	887 Tivoli Drive	0.00		
12-22-177-001	890 Tivoli Drive	0.00		
12-22-130-013	891 Tivoli Drive	0.00		
12-21-129-001	950 Tivoli Drive	0.00		
12-22-128-003	6331 Tuscany Circle	0.00		
12-22-130-008	950 Tuscany Way	0.00		
12-22-101-003	Featherstone Road		1,572.70	
12-22-103-008	6218 Apawamis Way		752.32	
12-22-126-002	63xx Guilford Road		711.80	
12-22-152-001	757 Featherstone Road		38.86	
12-22-152-002	711 Featherstone Road		0.00	

sold to Caseys May 2011

and

	2,395.14	3,075.78	2,988.56
First Instalment	1,197.57	1,537.89	1,494.28
Second Instalment	1,197.57	1,537.89	1,494.28
	8,459.48		