



# Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1  
201 West Center Court / Schaumburg, Illinois 60196-1096

August 10, 2016

RECEIVED

AUG 12 2016

**DELIVERED CERTIFIED MAIL (#7014 3490 0000 8757 5585)**

VILLAGE OF LONG GROVE

Ms. Angie Underwood  
Village of Long Grove  
3110 Old McHenry Road  
Long Grove, IL 60047

RE: Introduction and Offer Package Letter  
Route: IL 22  
Section: Quentin to IL 83  
Lake County  
Job No.: R-91-009-11  
Parcel: 1JE0038 PE & TE

Dear Ms. Underwood:

The Illinois Department of Transportation, Division of Highways (IDOT) proposes to improve IL 22 from Quentin Road to IL 83 in Lake County, IL. This improvement requires the acquisition of the above referenced parcel consisting of:

- 0.005 / 200 acres/square feet of land as a permanent easement
- 0.019 / 828 acres/square feet of land as a temporary construction easement for Five (5) years

Public records indicate the subject property is owned by Village of Long Grove.

This letter introduces Mr. Jonathan Abplanalp of Santacruz Land Acquisitions. Mr. Jonathan Abplanalp represents IDOT in negotiating the acquisition of the parcel with you.

If you have any questions regarding the authority and procedures of IDOT in acquiring property under eminent domain and the property owner's rights under those procedures, please feel free to contact Ms. Sheila Derka of the Department of Transportation at 847-705-4321, via email at [sheila.derka@illinois.gov](mailto:sheila.derka@illinois.gov) or at the address above.

The following documents are included for your consideration:

- Appraisal and Review Appraisal
- Legal description of the premises to be acquired
- Title Commitment
- Basis for Computing Total Approved Compensation and Offer to Purchase
- Right of Way Plat

In addition you are being provided with the following pamphlets:

- "A Landowner's Guide to Land Acquisition by the Illinois Department of Transportation and Eminent Domain,"
- "Highway Improvements and Property Rights."

Your agent will contact you in a couple of days to set up a date and time to meet with you in order to review the enclosed documents. Please note your agent cannot provide specific legal advice or specific legal referrals. You may reach your agent at 847-868-9623, or via email at [jonathan@santacruz-associates.com](mailto:jonathan@santacruz-associates.com) if you have any questions.

Very Truly Yours,

John Fortmann, P.E.  
Region One Engineer

By: *Pam Broviak, P.E.*  
Pam Broviak, P.E.  
Bureau Chief of Land Acquisition

cc: Negotiation File

Enclosures



Basis for Computing  
Total Approved Compensation  
and Offer to Purchase

Route: IL 22  
Section Quentin to IL 83  
County: Lake

Project: \_\_\_\_\_  
Job No. R-91-009-11  
Parcel 1JE0038 PE & TE

Owner(s) of Real Property: Village of Long Grove

Location of Property: West side of Old McHenry Rd., north of IL 22; 23212 N. Old McHenry Road, Long Grove, IL 60047

Pursuant to 735 ILCS 30/10-5-15, the following has been prepared in order to fully inform you of the details of the acquisition of a portion of your property as right of way for the proposed improvement of IL 22 from Quentin Road to IL 83 in Lake County, IL. The legal descriptions of the parcel to be acquired are found in the attached instrument of conveyance.

The amounts shown below are the full amounts of the approved values and are based on fair market value of the property. The fair market value of the part 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 effect of the proposed improvement.

1. Existing Property:  
Total area 27.293 acres, more or less  
Highest and best use: Open Space

2. Land to be Acquired in Fee Simple:  
New right of way 0.000 acres  
Existing right of way (when applicable) 0.000 acres  
Total right of way 0.000 acres

3. Improvements and/or Fixtures to be Acquired:  
None.

4. Compensation for Land Acquired in Fee Simple:

Fair market value of the 0.000 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.

Damage to the remaining property as a result of the acquisition (if any).

Total compensation for permanent right of way 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 N/A 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 of the part acquired.

5. Compensation for Easements Including Any Damages or Benefits:

Permanent Easements- 0.005 for \_\_\_\_\_  
acres (state purpose)

\$300.00

Temporary Easements- 0.019 for 5 years  
acres (state purpose)

\$300.00

Total compensation for easements (when applicable)

\$600.00

6. Total Compensation for Entire Acquisition, which includes all interests in the land required for the highway improvement and damages to the remainder property, if any. (sum of 4+5)

\$600.00

7. Personal Property (Not Being Acquired) located on the Proposed Right of Way:

None.

You may want to retain and remove from the right of way 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
_____	\$ _____
_____	\$ _____

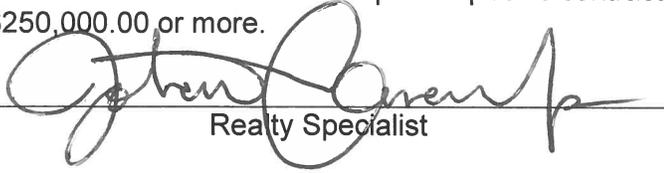
Any agreement to retain such improvements does not convey with it a permit to move the improvements on, or over, any state highway. Mr. Jonathan Abplanalp will be happy to furnish information for your use in applying for a permit if one is needed.

*John Fortmann, P.E.*

\_\_\_\_\_  
John Fortmann, P.E.  
Region One Engineer

On behalf of the Illinois Department of Transportation, Division of Highways, and as outlined in the above summary, I hereby offer you the sum of \$600.00 for the property described on the attached instruments free and clear of all claims of other parties, liens, taxes and encumbrances.

If the above offer is over \$250,000.00, it is contingent on the Illinois Department of Transportation adhering to 30 ILCS 105/9.02 which requires specific contracting authority for all procurement contracts in the amount of \$250,000.00 or more.

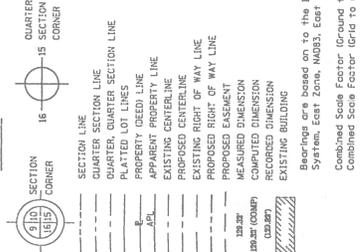


John Green  
Realty Specialist

AUG 10 2016

Date

PART OF SECTIONS 13, 14, 23 & 24, TWP. 43 N., R. 10 E. OF THE 3RD. P.M., IN LAKE COUNTY, ILLINOIS.



BEARING AND DISTANCE TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, EAST ZONE AT GROUND.

Combined Scale Factor (Ground to Grid) = 0.9999583  
 Combined Scale Factor (Grid to Ground) = 1.000041634

IRON PIPE OR ROD FOUND @ "MAG" NAIL SET  
 CUT CROSS FOUND ON SET @ 5 / 8" REBAR SET  
 THESE STAKES REFERENCE FOUND OR SET MONUMENTATION SET 5/8 INCH IRON ROD FLUSH WITH GROUND TO THE FOUND IRON STAKE IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.

THESE STAKES, IN CULTIVATED AREAS, REFERENCE FOUND OR SET MONUMENTATION, MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.

STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION.

STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.

PERMANENT SURVEY MARKER, I.D.O.D.I., STANDARD 235 (TO BE SET BY OTHERS)

RIGHT OF WAY STAKING PROPOSED TO BE SET

STATE OF ILLINOIS )  
 COUNTY OF COOK )

THIS IS TO CERTIFY THAT WE, DB STERLIN CONSULTANTS, INC. AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-000909, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREIN IN SECTIONS 13, 14, 23 & 24, TWP. 43 N., R. 10 E. OF THE 3RD. P.M., IN LAKE COUNTY, ILLINOIS. THAT WE HAVE THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT CHICAGO, ILLINOIS THIS 19TH DAY OF JUNE, 2014 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3134  
 LICENSE EXPIRATION DATE NOV. 30, 2017

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

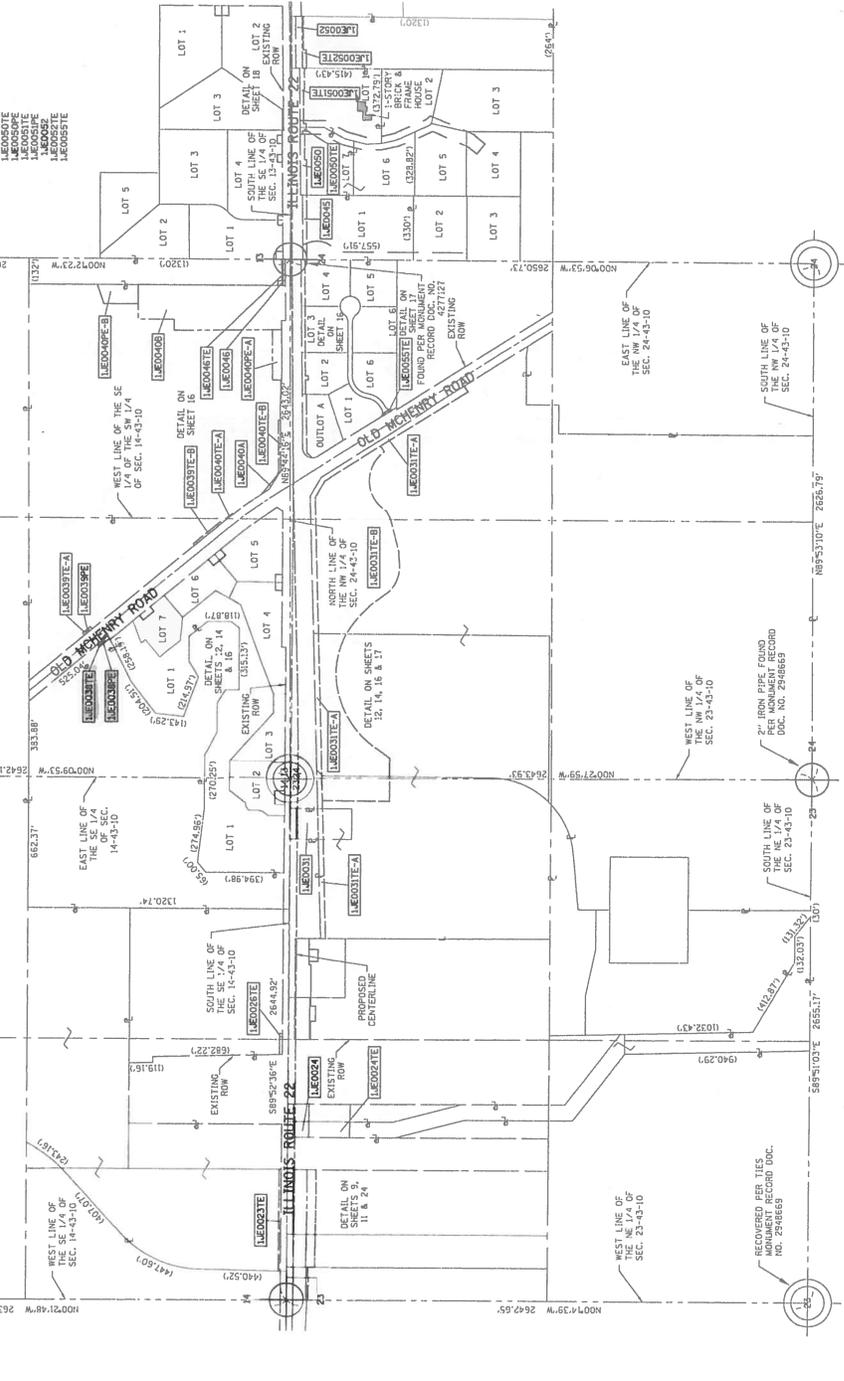
DBS  
 DB STERLIN CONSULTANTS, INC.  
 122 N. WACKER DRIVE SUITE 200  
 CHICAGO, ILLINOIS 60606  
 TEL: (773) 698-1000 FAX: (773) 698-1099

PLAT OF HIGHWAYS  
 STATE OF ILLINOIS  
 DEPARTMENT OF TRANSPORTATION  
 IL-22

SECTION: QUENTIN ROAD TO N. KRUEGER ROAD  
 PROJECT: COUNTY: LAKE  
 JOB NO.: R-91-009-11  
 STATION: NONE  
 SCALE: 1" = 300'  
 SHEET 25 OF 25

BUREAU OF LAND ACQUISITION  
 201 WEST CENTER COURT  
 SCHUMBERG, ILLINOIS 60196

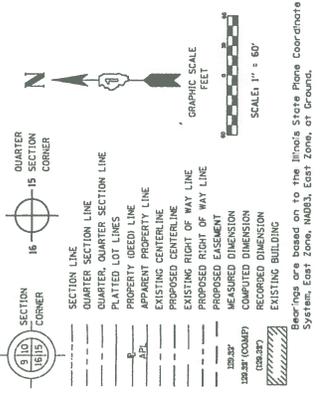
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RECORDING: RECORDED ON  
 LAKE COUNTY  
 JOB NO.: R-91-009-11  
 SECTION: QUENTIN RD. TO N. KRUEGER RD.  
 ROUTE: IL-22

PART OF THE SW 1/4 SECTION 13, TWP. 43 N., R. 10 E. OF THE 3RD. P.M., IN LAKE COUNTY, ILLINOIS.

LEGEND



These are based on the Illinois State Plane Coordinate System, East Zone, NAD83, East Zone, at Grand.

Combined Scale Factor (Ground to Grid) = 0.99999185

Combined Scale Factor (Grid to Ground) = 1.000008154

- IRON PIPE OR ROD FOUND
- "MAC" NAIL SET
- ✦ CUT CROSS FOUND OR SET
- ✧ 5 / 8" REBAR SET
- ✪ THESE STAKES REFERENCE POINTS OR SET MONUMENTATION. SET 5/8 INCH IRON ROD PLUG WITH GRASS TO THE FOUND IRON PIPE IDENTIFIED BY THESE STAKES, IN CULTIVATED AREAS, REFERENCE FOUND OR SET MONUMENTATION, BURNED 5/8 INCH IRON ROD 20 INCHES BELOW GROUND TO BE FOUND SURVEYORS REGISTRATION NUMBER.
- STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION, DATA AND SURVEYORS REGISTRATION NUMBER.
- BURNED 5/8 INCH IRON ROD 20 INCHES BELOW GROUND TO MARK FOURDE SURVEY MARKER POSITION IDENTIFIED BY CALORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- PERMANENT SURVEY MARKER, I.D.O.A.T. STANDARD 2135 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET
- 155 STATE OF ILLINOIS
- 1 COUNTY OF COOK

THIS IS TO CERTIFY THAT WE, DB STERLIN CONSULTANTS, INC. AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-001909, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREIN IN SECTION 13, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, THAT AND BELIEVE THE SAME TO BE TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE MONUMENTS AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT CHICAGO, ILLINOIS THIS 19TH DAY OF JUNE, 2014 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3134  
 LICENSE EXPIRATION DATE NOV. 30, 2014  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



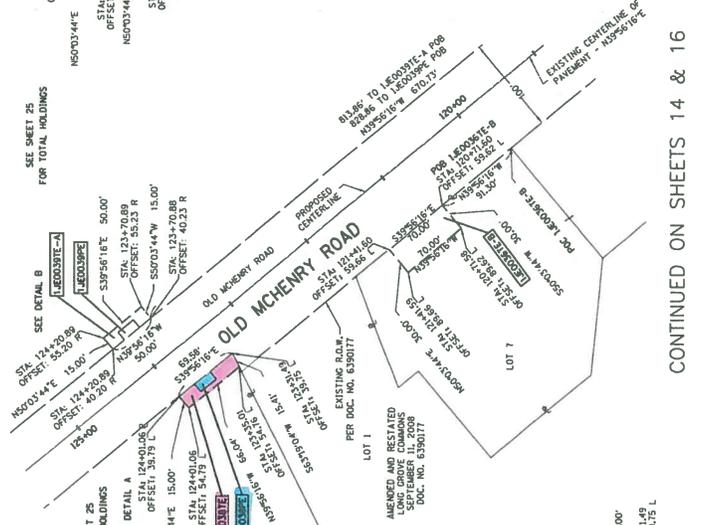
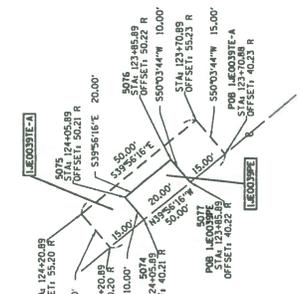
DB STERLIN CONSULTANTS, INC.  
 123 N. WOODROW DRIVE SUITE 2000  
 CHICAGO, ILLINOIS 60608  
 TEL: (773) 291-1000 FAX: (773) 291-1050

PLAT OF HIGHWAYS  
 STATE OF ILLINOIS  
 DEPARTMENT OF TRANSPORTATION  
 IL-22

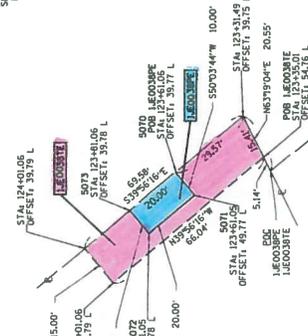
SECTION: QUENTIN ROAD TO N. KRUEGER ROAD  
 COUNTY: LAKE  
 PROJECT:  
 STATION: 119+60 TO 124+20.89 JOB NO.: R-91-009-11  
 SCALE: 1" = 60' SHEET 15 OF 24

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DETAIL B - 1"=20'



DETAIL A - 1"=20'



CONTINUED ON SHEETS 14 & 16

POINT NUMBER	STATION	COORDINATE TABLE	NORTHING	EASTING
5070	123+61.06	39.77 L	2015638.11	1068668.35
5071	123+61.05	48.77 L	2015637.69	1068669.89
5072	123+61.06	57.77 L	2015637.27	1068671.43
5073	123+61.06	66.78 L	2015636.85	1068672.97
5074	124+05.89	40.21 R	2015722.31	1068600.84
5075	124+05.89	50.21 R	2015720.33	1068608.80
5076	124+05.89	60.21 R	2015718.35	1068616.76
5077	123+65.89	40.22 R	2015708.47	1068613.78

PARCEL NUMBER	OWNER	TOTAL HOLDINGS ACRES	EASEMENT TAKEN ACRES	REMAINING AREA ACRES	EASEMENT AREA ACRES	EASEMENT PURPOSE	PERMANENT INDEX NUMBER	PROPERTY ACQUIRED BY
1800038E-1	LONG GROVE RE. LLC, AN ILLINOIS LIMITED LIABILITY COMPANY	2.294	N/A	2.294	0.027 (A)	N/A	14-13-304-013	
1800038E-2	BLAKE OF LONG GROVE, AN ILLINOIS MUNICIPAL CORPORATION	27.293	N/A	27.293	0.019 (D)	200 (PE)	14-14-400-009	
1800038E-3	THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION	9.927	N/A	9.927	0.017 (A)	200 (PE)	14-13-300-021	
1800038E-4	THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION				0.005 (PE)		14-13-300-022	

Route : Il Route 22  
Section : Quentin Road to N. Krueger Road  
Job No. : R-91-009-11  
County : Lake  
Parcel No. : 1JE0038PE  
Owner : Village of Long Grove, an Illinois municipal corporation  
Station : 123+61.06 to 123+81.06 Old McHenry Road  
P.I.N. : 14-14-400-009

That part of the South half of the Southwest quarter of Section 13, Township 43 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois, more particularly described as follows:

Commencing at the Northeasterly corner of Lot 1 of amended and restated Long Grove Commons, according to the Plat thereof recorded on September 11<sup>th</sup>, 2008 as Document Number 6390177, also being the intersection of the northerly line of said Lot 1 with the existing westerly right of way line of Old McHenry Road according to said Document; thence North 63 degrees 19 minutes 04 seconds East, 20.55 feet along a jog in said existing westerly right of way line; thence North 39 degrees 56 minutes 16 seconds West, 29.57 feet along said existing westerly right of way line to the point of Beginning; thence South 50 degrees 03 minutes 44 seconds West, 10.00 feet; thence North 39 degrees 56 minutes 16 seconds West, 20.00 feet; thence North 50 degrees 03 minutes 44 seconds East, 10.00 feet to said existing westerly right of way line; thence South 39 degrees 56 minutes 16 seconds East, 20.00 feet along said existing westerly right of way line to the Point of Beginning.

Said Parcel contains 0.005 acres or 200 square feet, more or less.

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PLATS & RECORDS

Route : Il Route 22  
Section : Quentin Road to N. Krueger Road  
Job No. : R-91-009-11  
County : Lake  
Parcel No. : 1JE0038TE  
Owner : Village of Long Grove, an Illinois municipal corporation  
Station : 123+31.49 to 124+01.06 Old McHenry Road  
P.I.N. : 14-14-400-009

That part of the South half of the Southwest quarter of Section 13, Township 43 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois, more particularly described as follows:

Commencing at the Northeasterly corner of Lot 1 of amended and restated Long Grove Commons, according to the Plat thereof recorded on September 11<sup>th</sup>, 2008 as Document Number 6390177, also being the intersection of the northerly line of said Lot 1 with the existing westerly right of way line of Old McHenry Road according to said Document; thence North 63 degrees 19 minutes 04 seconds East, 5.14 feet along a jog in said existing westerly right of way line to a Point of Beginning; thence North 39 degrees 56 minutes 16 seconds West, 66.04 feet; thence North 50 degrees 03 minutes 44 seconds East, 15.00 feet to said existing westerly right of way line; thence South 39 degrees 56 minutes 16 seconds East, 20.00 feet along said existing westerly right of way line; thence South 50 degrees 03 minutes 44 seconds West, 10.00 feet; thence South 39 degrees 56 minutes 16 seconds East, 20.00 feet; thence North 50 degrees 03 minutes 44 seconds East, 10.00 feet to said existing westerly right of way line; thence South 39 degrees 56 minutes 16 seconds East, 29.57 feet along said existing westerly right of way line to said jog; thence South 63 degrees 19 minutes 04 seconds West along said jog, 15.41 feet to the point of Beginning.

Said Parcel contains 0.019 acres, more or less.

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Prepared For:

Illinois Department of Transportation 1  
201 West Center Court  
Schaumburg, IL 60196-1096

Effective Date of Title Commitment: September 19, 2011  
Effective Date of Later Date: December 23, 2015

Job:	R-91-009-11	WTG#:	I1-2011LK-3340.0
FAP:	337 (IL 22)	Effective Date:	December 23, 2015
County:	Lake	Section:	14
Section:	Quentin Road to IL 83	Township:	43N
Parcel:	1JE0038	Range:	10E

Tax Parcel Number(s):  
14-14-400-009

01/06/2016

Job R-91-009-11  
FAP 337 (IL 22)  
County Lake  
Section Quentin Road to IL 83  
Parcel 1JE0038

## A.L.T.A. COMMITMENT FORM

### Schedule A

WTG Number: 11-2011LK-3340.0  
Effective Date: December 23, 2015

1. Policy or Policies to be issued: 2006 ALTA Owner's  
Proposed Amount of Insurance: \$1,000.00  
Proposed Insured: The People of the State of Illinois  
Department of Transportation
2. The estate or interest in the land described or referred to in this commitment is a Fee Simple and title hereto is at the effective date hereof vested in:  

Village of Long Grove, an Illinois municipal corporation
3. The land referred to in this commitment is described as follows:

See Attached Page 2 of Schedule A

ISSUED BY:

Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company



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01/06/2016

Job R-91-009-11  
FAP 337 (IL 22)  
County Lake  
Section Quentin Road to IL 83  
Parcel 1JE0038

WTG Number: I1-2011LK-3340.0

## A.L.T.A. COMMITMENT FORM

### Schedule A Continued

### LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 22 MINUTES 21 SECONDS WEST, ALONG EAST LINE OF SAID SECTION 14, A DISTANCE OF 431.41 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 22, 154.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, 274.96 FEET; THENCE SOUTH 49 DEGREES 34 MINUTES 47 SECONDS WEST, 65.00 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 14, 395.01 FEET TO A POINT ON A LINE THAT IS 30 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 22; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE, 185.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS WEST ALONG SAID LINE, 1293.33 FEET TO THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 52 MINUTES 57 SECONDS EAST ALONG SAID LINE, 662.37 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE NORTH 89 DEGREES 29 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE

ISSUED BY:  
Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

01/06/2016

Job R-91-009-11  
FAP 337 (IL 22)  
County Lake  
Section Quentin Road to IL 83  
Parcel 1JE0038

AFOREMENTIONED SECITON 13, 383.92 FEET TO A POINT ON A LINE THAT IS 40.00 FEET SOUTHWESTERLY OF, AND PARALLEL WITH THE CENTER LINE OF OLD MCHENRY ROAD; THENCE SOUTH 40 DEGREES 08 MINUTES 48 SECONDS EAST ALONG SAID LINE, 525.00 FEET; THENCE SOUTH 63 DEGREES 06 MINUTES 39 SECONDS WEST, 258.19 FEET; THENCE SOUTH 52 DEGREES 32 MINUTES 38 SECONDS WEST, 204.51 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 58 SECONDS WEST, 143.29 FEET; THENCE SOUTH 70 DEGREES 29 MINUTES 25 SECONDS EAST, 214.97 FEET; THENCE NORTH 60 DEGREES 04 MINUTES 36 SECONDS EAST, 93.33 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 22, 128.75 FEET; THENCE SOUTH 40 DEGREES 08 MINUTES 48 SECONDS EAST, PARALLEL WITH THE CENTER LINE OF OLD MCHENRY ROAD, 118.84 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 14, 118.88 FEET; THENCE SOUTH 38 DEGREES 17 MINUTES 53 SECONDS WEST, 55.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 22, A DISTANCE OF 315.13 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS WEST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 14, 67.56 FEET; THENCE NORTH 57 DEGREES 57 MINUTES 40 SECONDS WEST, 80.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 22, 150.00 FEET; THENCE NORTH 62 DEGREES 30 MINUTES 49 SECONDS WEST, 130.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE CENTER LINE OF ILLINOIS STATE ROUTE 22, 116.00 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF LAKE AND STATE OF ILLINOIS.

PERMANENT TAX NUMBER(S): 14-14-400-009

ISSUED BY:  
Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTG Number: 11-2011LK-3340.0

## A.L.T.A. COMMITMENT FORM

### Schedule B Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

#### GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

#### SPECIAL EXCEPTIONS:

1. The lien of taxes for the year 2015 and thereafter.

Taxes for the property in question are EXEMPT.

PERMANENT TAX NUMBER: 14-14-400-009

2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage systems, tile systems or irrigation systems which would be disclosed by an accurate survey and inspection of the premises.
3. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes.

ISSUED BY:  
Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTG Number: 11-2011LK-3340.0

4. Confirmed Special Assessments, if any, not certified to by the Company.
5. Financing Statements, if any, not certified to by the Company.
6. For information purposes only, the taxes are assessed to the following:

For Parcel(s): 14-14-400-009  
Village of Long Grove  
3110 RFD  
Long Grove, IL 60047

7. Conveyances within the past five years: None.
8. Contiguous property owned by record title holder: None.

PLEASE CONTACT OUR OFFICE REGARDING CONTIGUOUS PROPERTY.

9. A Mortgage dated September 1, 1995 and recorded October 31, 1995 as Document No. 3741623 made by Harris Bank Barrington, as Trustee under Trust No. 11-4266 dated July 14, 1984 to Bell, Boyd and Lloyd to secure a note in the amount of \$42,650.00 recorded in the Lake County Recorder's Office.

Note: We find no release for this property.

10. Harris Bank Barrington, as Trustee under Trust No. 11-4266 dated July 14, 1984, having no apparent interest in this property, encumbered the property by a Mortgage dated September 1, 1995 and recorded October 31, 1995 as Document Number 3741623. The interest of Harris Bank Barrington, as Trustee under Trust No. 11-4266 dated July 14, 1984 should be clarified, and this Commitment is subject to such further exceptions, if any, as may be deemed necessary.

11. A Dedication of Right of Way for Public Road Purposes dated November 10, 1924 and recorded December 2, 1924 as Document No. 249464 made by Edwin F. Giss and Alma Giss to People of the State of Illinois recorded in the Lake County Recorder's Office.

12. An Ordinance Annexing Property dated November 4, 2002 and recorded November 14, 2002 as Document No. 5049139 made by Long Grove Park District recorded in the Lake County Recorder's Office.

13. A Resolution and Easement Agreement dated August 9, 2005 and recorded August 24, 2005 as Document No. 5845114 made by Village of Long Grove recorded in the Lake County Recorder's Office.

ISSUED BY:  
Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

WTG Number: I1-2011LK-3340.0

14. A Stormwater Restrictive Covenant by Deed dated May 24, 2005 and recorded September 15, 2005 as Document No. 5858287 made by Village of Long Grove recorded in the Lake County Recorder's Office.

15. Upon a conveyance or mortgage of said property in question, we should be furnished with a certified copy of proper resolutions passed by the proper parties authorizing the execution of the documents of conveyance or mortgage.

16. A Memorandum of Resolution dated November 26, 2013 and recorded December 16, 2013 as Document No. 7062874 made by Village of Hawthorne Woods recorded in the Lake County Recorder's Office.

- End Schedule B -

-

Please refer all inquiries to John D. Ammons at (630) 892-2323.

ISSUED BY:  
Wheatland Title Guaranty Company  
105 W. Veterans Parkway  
Yorkville, Illinois 60560

Agent for:  
Fidelity National Title Insurance Company

01/06/2016

WTG Number: 11-2011LK-3340.0

### MINUTES OF CONDEMNATION

In order that we may guarantee title after completion of any proceedings for condemnation in exercise of the proposed insured's right of eminent domain, we note the following.

- I. Upon the filing of complaint a proper Lis Pendens Notice should be recorded in the appropriate Recorder's office.
- II. Our Policy, when issued, will be subject to direct attack upon any decrees and or judgments entered in the proceedings.
- III. The following persons are necessary parties to any such proceedings.
  - A. All parties acquiring rights in the premises subsequent to the date of the report and prior to a complete Lis Pendens.
  - B. Any person other than those herein named known to the Plaintiff or the Plaintiff's attorney to have or claim an interest in the premises.
  - C. If it is known that any of the necessary parties named herein are deceased, their heirs or devisees should be made parties by name, if known, and if unknown, then by the name and description of Unknown Heirs and Devisees of such deceased person or persons.
  - D. If it is not known or cannot be ascertained whether any of said necessary parties be living or dead, then such parties should be made parties by name, also such parties should be their heirs or devisees, should be made parties to the proceedings as UNKNOWN OWNERS.
  - E. All persons in possession of any part of the premises in question and all persons whose rights would be disclosed by an inspection of the premises.
  - F. All parties claiming by through or under lease agreements whether oral or written, for premises.
  - G. All parties claiming by or through or under installment contracts for deed or like agreements.

WTG Number: I1-2011LK-3340.0

MINUTES OF CONDEMNATION CONTINUED

IV. The following persons are noted of record and are necessary parties to any proceedings:

H. The Plaintiff is:

The People of the State of Illinois, Department of Transportation

I. The Defendants are:

1. Village of Long Grove

J. Any parties named above who have executed all necessary documents for the Grant of Easement and Right of Way after payment of agreed consideration theretofore need not be joined as party defendants for our policy to be issued.

END MINUTES OF CONDEMNATION

Please refer all inquiries to John D. Ammons at (630) 892-2323

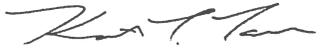


## REVIEW APPRAISER CERTIFICATION

The undersigned hereby certifies:

1. That on 6-17-16, I completed a visual inspection of the property and comparable sales selected. On Value Finding reports only with no permanent damages, a desk review of the attached appraisal is acceptable and is based upon information contained in the appraisal. I have analyzed the information and documented my conclusion in the attached appraisal review.  I am/  I am not aware of any additional sales data or additional information that may impact the value of the subject property.
2. That I have no direct or indirect present or contemplated future 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. (If there are exceptions, the name of the individual(s) providing appraisal review assistance must be stated).
4. That the analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions and conclusions. I have no bias with respect to the property that is the subject of this review or the parties involved.
5. That my determination has been reached independently based on the appraisal without any collusion or direction, and my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report. This review report is based on the data and information provided in the actual appraisal report and any specialty reports used therein.
6. That my analyses, opinions, and conclusions were developed and this review report has not been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (the Uniform Act 49 CFR 24.104) and are based on the scope of work described herein.
7. That I have given consideration in this review to the value of the part taken, and damages and/or benefits to the remainder, if any, to the extent allowed under Illinois statutes; and that as near as can be determined noncompensable items of damage under Illinois law have not been included in appraisal.
8. In the event that I have completed my own independent research of the subject property and any additional information and data or I have documented the attached appraisal, this will be so stated in the accompanying review appraisal report. Otherwise, this review has been based on only the data and information provided by the appraiser of record for this appraisal report.
9. I have performed no (or the specified) other services as an appraiser or in any other capacity regarding the property that is the subject of the work under review within the three-year period immediately proceeding acceptance of this assignment.
10. My engagement in this assignment and my compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favor the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
11. Statement supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part thereof.

\_\_\_\_\_  
Keith T. Tadrowski  
Appraiser Name  
Certified General Real Estate Appraiser  
Type of License

\_\_\_\_\_  
  
Signature  
553.0001238  
License Number  
9/30/2017  
Expiration 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) identification of any damages or benefits to any remaining property identified in the appraisal; and 5) , a signed certification (Page 2 of this Appraisal Review Certification).

Subject of the review assignment: 1JE0038

Date of the review: 7-27-16

Property Interest to be Acquired:  Fee Simple  Dedication/Perpetual Easement  
 Permanent Easement  Temporary Easement  
 Other.

*If Other, explain (if for disposal of excess land and/or other rights, please indicate fee simple, dedication/perpetual easement, and/or release of access rights.*

Date of work under review: 7-21-16

Effective date of the opinion or conclusion of the work under review: 4-26-16

Appraiser(s) who completed work being reviewed: David M. Rogers

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 Performed by the Reviewer:

- Check for mathematical errors
- Check for factual errors or omissions
- Adequacy and quality of supporting data
- Analysis of data
- Methods and techniques applied
- Soundness of reasoning and conclusions
- Personal inspection of the subject property
- Personal inspection of all market comparable properties
- This review has considered and includes all know pertinent information in arriving at a final conclusion of value.



## Appraisal Review Certification

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

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

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

Type of Review: I have completed both a desk and field review of the attached report. I have checked mathematical calculations and considered the appraiser's reasoning, analysis, and conclusions.

Client and Intended Users: My client is the Illinois Department of Transportation (IDOT). The intended user of the report is the IDOT, and its assigns; no other users are intended. This review was ordered by Michael Harris, Project Manager, at IDOT.

Intended Use of the Report: This is an appraisal review report. The purpose of the report is to develop an opinion as to the completeness, adequacy, appropriateness of appraisal methods and techniques used by the appraiser to develop and report the value opinions. The report conclusions are to be used as the basis for acquiring the needed rights for the proposed road improvement project.

Inspection of the Property: I personally have inspected the property that is the subject of this report and have verified the information reported by the appraiser as to the property being acquired.

Verification of Market Data: I personally have viewed all of the market data cited by the appraiser in the report.

**Conclusions:**

I concur with the appraiser's conclusions. I believe the appraisal meets standards of completeness, accuracy, relevance, and reasonableness.



Appraisal Report

Route IL-22 Project NA  
 Section Quentin Road to IL-83 Job No. R-91-009-11  
 County Lake Parcel 1JE0038 Unit NA

Take:  Whole  Partial  Other: Temporary & Permanent Easement  
 Appraisal Sequence:  Original  Supplemental

- Attached is a  complex  non-complex appraisal, per IDOT's Land Acquisition Policies and Procedures Manual.
- Location and Address: West side of Old McHenry Rd., north of IL 22, 23212 N. Old McHenry Road, Long Grove, IL 60047
- Identification: See attached Plat of Highways. PIN: 14-14-400-009
- Present Owner's Name, Address and Telephone No.: Village of Long Grove, an Illinois municipal corporation, 3110 RFD, Long Grove, IL 60047. Phone: NA
- Tenant's or Lessee's Name, Address and Telephone No.: NA
- Person Interviewed: No response to letter
- Interviewed by: NA

8. Farmland Preservation Act (pertains to fee takings and permanent easements):  
 CL \_\_\_\_\_ OC \_\_\_\_\_ HL \_\_\_\_\_ PL \_\_\_\_\_ FL \_\_\_\_\_ FS \_\_\_\_\_ RL \_\_\_\_\_ OL \_\_\_\_\_

9. Present Use: Open Space Highest and Best Use Before Taking: Present use  
 Zoning: OS-P; Open Space - Preservation District Highest and Best Use After Taking: Continued present use

	Acres	Sq. Ft.
10. Area of Whole Property	27.293	1,188,883
Total Area to be Acquired in Fee Simple Title:	0	0
Area to be Acquired by New Dedication	0	0
Area Acquired by Previous Dedication	0	0
Area to be Acquired for Additional ROW	0	0
Area to be Acquired by Permanent Easement	0.005	200
Area to be Acquired by Temporary Easement	0.019	828
Area of Remainder	27.293	1,188,883

1 Final Conclusion of Value

Fair Market Value of Whole Property	Effective Date of Appraisal: April 26, 2016	\$360,000
<b>For Partial Taking include the following:</b>		
Fair Market Value of property taken (including improvements) as part of the whole		NA
Fair Market Value of remainder as part of the whole before taking		NA
Fair Market Value of remainder after taking as will be affected by contemplated improvements		NA
Damage to Remainder		NA
Compensation for Permanent Easement(s)		\$300
Compensation for Temporary Easement(s)		\$300
<b>Total Compensation</b>		<b>\$600</b>

Date of the Report: July 21, 2016  
 Appraiser Name: David M. Rogers, RW-AC  
 License Type: Certified General Real Estate Appraiser

  
 Appraiser Signature  
 IL License # 553.001802 Expires: 09/30/2017

**General Data**

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

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

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

**Property Interest to be appraised:**  Fee Simple Estate  Leased Fee Estate

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

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

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

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

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

**Client:** Illinois Department of Transportation

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

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

**Authorization:** The following person contacted the appraiser to provide this appraisal service:  
This appraisal service was authorized by Michael Harris, Project Manager, as representative for the Illinois Department of Transportation.

**Purpose of Valuation:**

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

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

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

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

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

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

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

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

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

- 1) The legal description, plat of highways, and title report, if available, were reviewed. The property owner was contacted explaining that the property would be affected by the proposed project and offered to meet to discuss the project.
- 2) A review of the general area with a viewing of the subject property was made. The property rights to be acquired are identified on the attached Plat of Highways and legal description(s). If there was no response to my offer to meet with the property owner, my inspection was limited to viewing from the public areas.
- 3) If required for this assignment opinions were developed for the fee simple interest in the property as presently improved and for the fee simple interest of the land value as if vacant and available for development to its highest and best use were developed. Research was completed to identify appropriate market data.
- 4) The definition of market value used in this report is the definition cited on page two of this report.
- 5) Information was obtained from public sources, private sources including my files, county and township records. When possible, information was verified by someone directly involved in the sale. At a minimum, sales were verified by the assessor's records.
- 6) I reviewed various documents from the community relating to zoning, land use plans, and other records relating to the subject property.
- 7) The estimated value of any property acquired is based on its contributory value to the property prior to the acquisition of any rights. Valuation of any easement to be acquired includes consideration for the land area, improvements in the easement area, use of the easement area, and the potential impact on property outside the easement area.
- 8) For the intended use of this report Illinois case law requires reliance on market data. When there is a lack of reliable comparable sales data the cost and income approaches may be appropriate. Based on the availability of adequate market data and Illinois law only the market approach is developed in this report unless either the cost or income approaches are considered relevant.
- 9) The Jurisdictional Exception Rule of USPAP was not used. I believe that I have complied with all of the requirements of the Uniform Standards of Professional Appraisal Practice. There is no need for use of the Jurisdictional Exception Rule.

**General Assumptions and Limiting Conditions:**

- 1) It has been assumed that the provided plat of highways and legal descriptions of any rights to be acquired are correct. I have relied on the provided information, unless otherwise noted.
- 2) It is assumed that information available as of the date of this report was adequate for the analysis of the property and that the improvement will be constructed based on information available at the time of this report. If not, conclusions could be different.
- 3) Any land that is part of the existing right of way has been previously dedicated for roadway uses. Therefore the property owner's rights and ability to use this portion of the property are extremely limited. Any property in the existing right of way has only nominal contributory value to the whole property.
- 4) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated use of this report. The separate allocations for land and buildings may not be used for any other purpose.
- 5) Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied, unless otherwise stated in this report.
- 7) Hypothetical Condition: A hypothetical condition is something that is known to be false as of the date of the report. However, for the analysis in the report, it is assumed to be true.
- 8) Extraordinary Assumptions: An extraordinary assumption is for something that cannot be known at the time of the report but is assumed to be true. If the assumption is found to be false, the conclusions of the report would be affected.
  - a) It is assumed that the project will be constructed as understood from plans available at the time of the report.
  - b) It has been assumed that there are no hidden conditions of the property, subsoil, or structures that render it more or less valuable.
  - c) The appraiser is not qualified to detect hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of any hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there are no such materials on or in the property that would cause a loss in value, unless otherwise stated in this report. Any adverse conditions known have been noted in the report.
  - d) It has been assumed that the proposed project will not create any problems with respect to drainage on the remainder property.
- 9) Additional assumptions may be identified in other sections of the report as appropriate.

**Property Owner Contact/Interview:**

Name of the property owner (or designated representative) who was offered an opportunity to accompany the appraiser:  
Village of Long Grove, an Illinois municipal corporation.

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

- Personal contact
- Telephone
- Letter
- Other (explain): \_\_\_\_\_

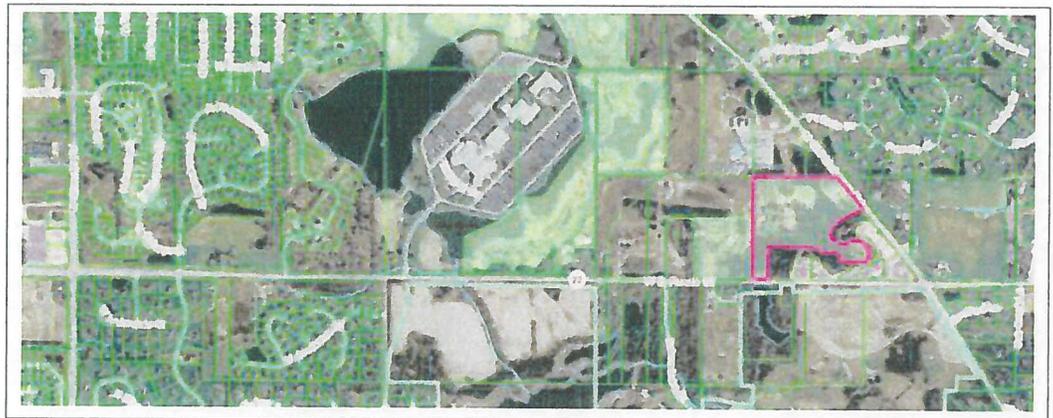
The invitation to the property owner:

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

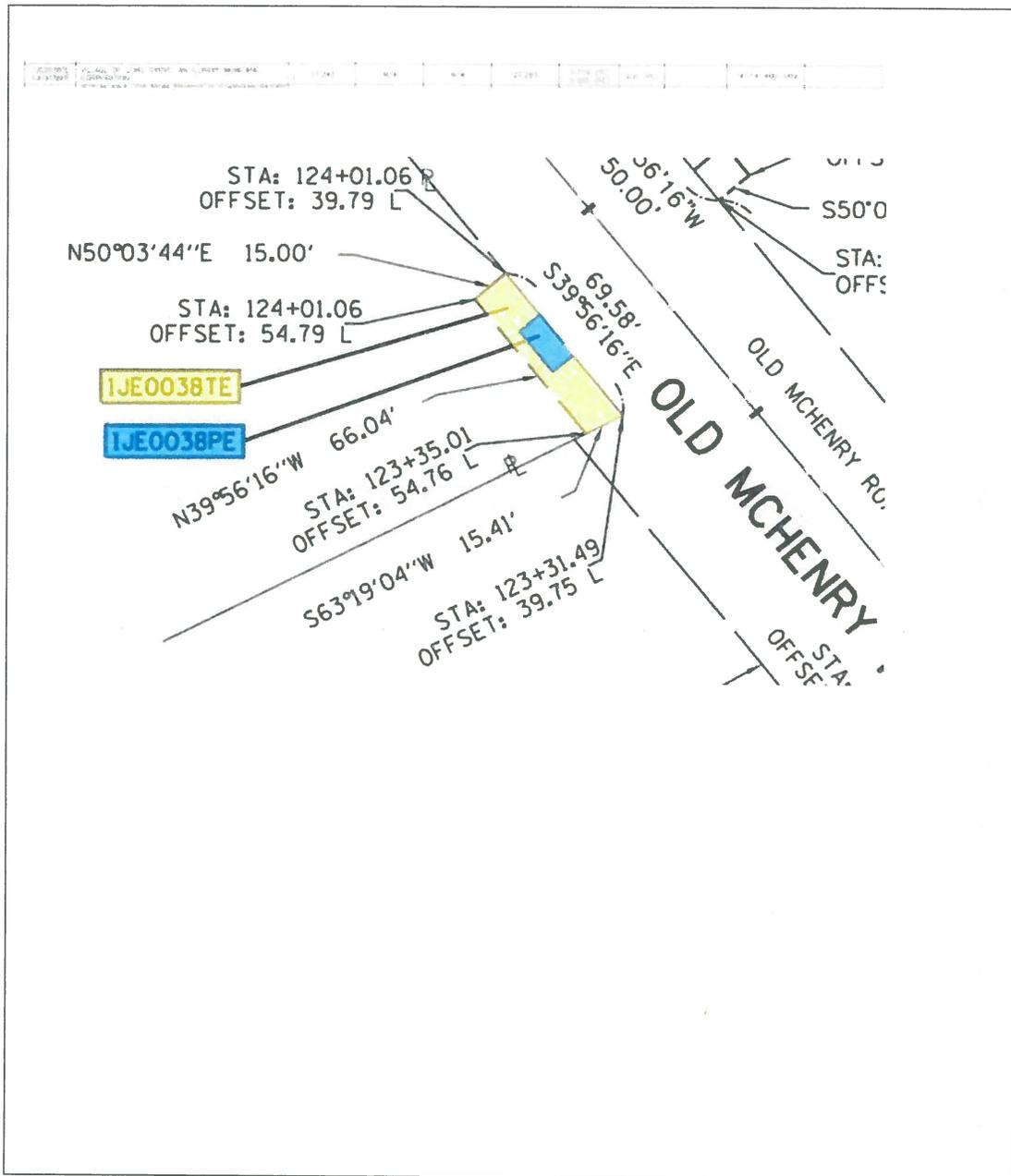
The appraiser personally inspected the subject property on the following date(s): April 14, 18, 26, 2016

Additional information relating to the appraiser's contact with the property owner, including any concerns expressed by the owner, is explained as follows: NA

Aerial view of the immediate area:

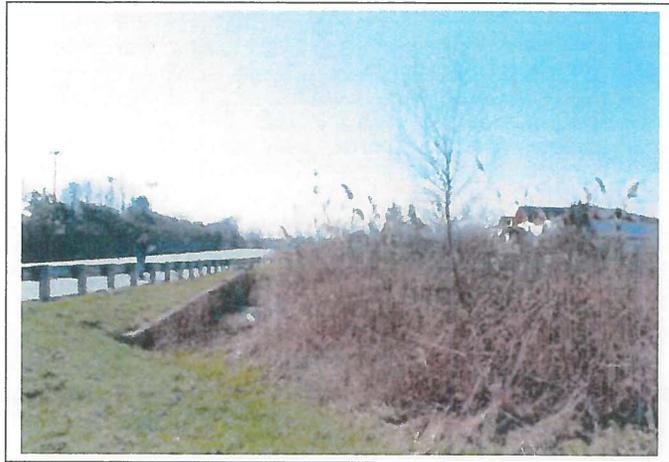


Subject Property  
Parcel Plat or Building Plan



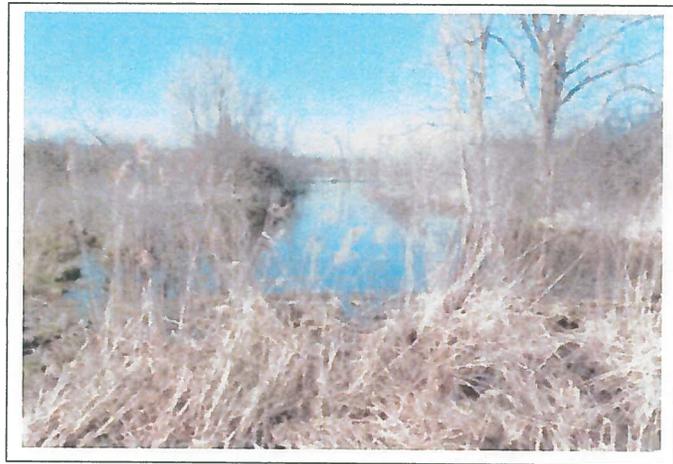
**Subject Property**

**Photographs**



Date of Photograph:	April 14, 2016
Photograph By:	David M. Rogers, R/W-AC
Camera Facing:	Southeast

Description: View of permanent and temporary easement areas,



Date of Photograph:	April 14, 2016
Photograph By:	David M. Rogers, R/W-AC
Camera Facing:	West

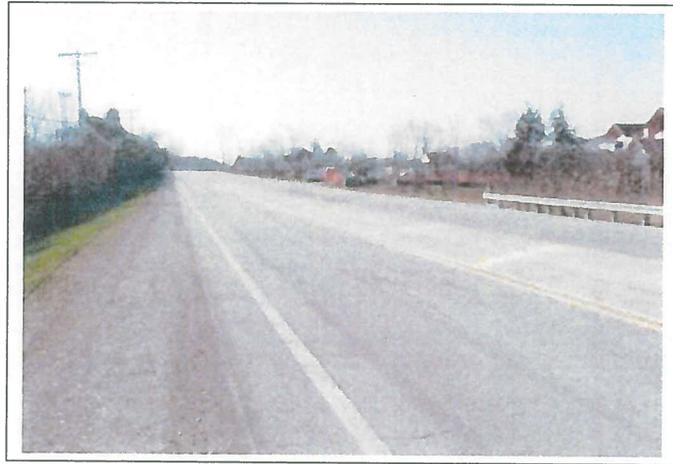
Description: View from Old McHenry Rd. of area of permanent easement and temporary easement.

**Subject Property**



Date of Photograph:	April 14, 2016
Photograph By:	David M. Rogers, R/W-AC
Camera Facing:	Northwest

Description: View of temporary and permanent easement areas.



Date of Photograph:	April 14, 2016
Photograph By:	David M. Rogers, R/W-AC
Camera Facing:	Southeast

Description: View along Old McHenry Rd.

**Descriptive Analysis of Whole Property:**

**Area and Community:** The subject property is located within the village of Kildeer. The median income for a household in the village is \$142,932, and the average household income is \$202,936. The per capita income for the village is \$66,836. Owner occupied housing represent 93.9% of all housing units with renter occupied at 3.7% and only 2.4% vacant. The median home value is \$647,495 and the average home value is \$688,100.

About half of Kildeer is part of Lake Zurich Community Unit School District 95 due to the proximity of Lake Zurich. The other is served by Kildeer Countryside Community Consolidated School District 96 and Consolidated High School District 125. Kildeer formerly had its own elementary school named Charles Quentin Elementary School, part of District 95. The school that now serves the area is Isaac Fox Elementary School in nearby Lake Zurich.

District 95 portion: Isaac Fox Elementary School (K-5), Lake Zurich Middle School South (6-8), Lake Zurich High School (9-12).

District 96/125 portion: Kildeer Elementary School (K-5), Country Meadows Elementary School (K-5), Woodlawn Middle School (6-8), Adlai E. Stevenson High School (9-12).

There are three main shopping areas in Kildeer. Kildeer Marketplace – a newer 65,000 sf retail center anchored by Whole Foods Market and Bank of America. Quentin Collection – a 161,285 sf retail center with anchors including Fresh Market, DSW, Stein Mart, PetSmart and Best Buy. Shops at Kildeer – a 165,822 sf retail center with anchors including Bed, Bath & Beyond, Cost Plus, Earthsport Outfitters, Michaels, Old Navy and Ulta 3.

**Neighborhood:** The surrounding area is residential in nature with single family homes in small subdivisions or as stand alone properties. There are commercial improvements near major intersections with IL Route 22 such as Old McHenry Road and Quentin Road. The Park Center at Kemper Lakes, also known as the Kemper Lakes Business Center is a multi-building office park with a full service cafeteria, a well-equipped conference/training center, a daycare center run by "Bright Horizons", and a fitness center managed by LifeStart Wellness Network. To the northwest is an industrial park located within Lake Zurich.

**Site Data:** According to the plat of highways the subject property includes area of 27.293 acres. Roadway frontage is approximately 190 ft along IL Route 22 and 525 ft along Old McHenry Road. The site is considered open space by the Village of Long Grove. According to the Lake County website environmental summary the subject site has approximately 17.644 acres of wetlands and 22.6871 acres of flood plain, with some overlap. This represents between 64% and 84% of the site respectively. There are no curb cuts.

**Zoning:** The current zoning classification for the property is OS-P; Open Space - Preservation District. This district is intended to maintain the village's rural environment and atmosphere. All lots within the OS-P district shall be maintained in, and/or restored to, a natural condition. These areas are intended to preserve the open spaces essential to the village character and protect the resources that do not fall in the OS-N classification.

**Description of Improvements:** The subject property is vacant.

**Highest and Best Use Analysis:**

The highest and best use of a property is an opinion as to the reasonable and probable legal use of land or an improved site that is physically possible, financially feasible, and results in the highest value. The opinion is based on consideration of market forces that impact value

**As Vacant:**

**Physical limitations:** There are apparent physical limitations to the development of the site. There is approximately 17.6 acres of wetlands present on the site as well as 22.7 acres of floodplain. Additionally, most of the site contains poor soils for development of any kind. There are no utilities on the site and there are no curb cuts.

**Legal Restrictions:** Current zoning is OS-P; Open Space - Preservation District. This zoning restricts development of any kind. It is considered unlikely that there would be any demand for a change in the zoning classification and unlikely that a change in zoning could be obtained.

**Financially Feasible:** Due to physical limitations and the very restrictive zoning of the site, there is very little potential for development of this property.

**Conclusion:** The highest and best use of the property, as vacant and available for development, is considered to be for continued use as open space.

**Valuation Analysis of Whole Property:**

The method of analysis used was to start with a review of the characteristics of the neighborhood. Consideration was given to land value in the area. This provides a basis for estimating the value of any rights to be acquired. If required by the assignment, opinions were developed for: 1) the market value of the whole property as currently improved, 2) the contributory value of any property to be acquired, and 3) an opinion of the remainder property value after the taking as impacted by the proposed improvements. 4) an indication of any damages to the remainder as a result of a taking, 5) consideration is also given to any easement to be acquired. Total compensation to the property owner is the sum of the contributory value of any property taken, any indicated damages to the remainder, and the value of any easement.

**Sales Comparison Approach Improved Properties:**

The sales comparison approach is based on the principle of substitution; a potential buyer will not pay more for a property than the cost of acquiring an equally desirable alternative property. Comparable properties are compared to the property appraised with consideration for differences that impact value including: property rights transferred, financing, conditions of sale, market conditions (time), location, site size, building size, and other elements of comparison. The following chart summarizes the sales that were considered most relevant in developing an opinion of the whole property as currently improved. More complete sales data sheets are included with this report. A qualitative analysis of market data was completed. The subject line indicates the place where the subject parcel falls in the array of the market data. Any sales listed above the subject line were judged to be superior to the property appraised and required a net downward adjustment. Sales listed below the line were considered inferior to the subject parcel and required a net upward adjustment. The sales data in the following chart is arrayed from highest to lowest by unit price.

**Comments / Conclusion:**

The subject property is 27.293 acres and is zoned OS-P; Open Space - Preservation District.

Sale #	Location	Zoning	Area (SF) (acres)	Sale Date	Sale Price	\$ / sf
L-9	98 & 99 Middlebury Rd. Barrington Hills	R-1	829,378 19.04	Dec-14	\$540,000	\$ 0.65
	This is the sale of residential land located southwest of the subject in the Cook County portion of Barrington Hills. This lot requires private well and septic systems. This lot backs up to Bateman Road but remains vacant. The property was on the market on and off for over 4.5 years. We estimate the site has ~13 acres of wetlands and The Cook County address results in a lower tax burden.					
L-14	28804 Roberts Rd. Barrington	E	1,640,138 37.65	Apr-16	\$ 670,000	\$ 0.41
	This is the sale of agricultural land located northwest of the subject in Unincorporated Barrington near Slocum Lake. This lot requires private well but there is a gravity sewer located along Darrell Road which could serve the property. There are residential developments in the immediate area with the Riverwalk subdivision west of Roberts Road and the Deer Grove subdivision north of Darrell Road. According to the Lake County GIS maps there is 7.3 acres of wetlands and 7.1 acres of flood plain present on the property which may impact development. There is 8.79 acres across Roberts Road listed for sale at ~\$1.56/sf but has been listed on and off for 4.5 years					
<b>Subject Property</b>						
L-13	26451 IL Route 173 & 41696 Country Club Dr. Antioch	AG	1,416,658 32.52	Apr-14	\$359,753	\$ 0.25
	This is the sale of agricultural land located northwest of the subject in Unincorporated Antioch near Lake Marie and Channel Lake. This lot requires private well and septic systems. There were two buildings on the property that do not add value that were present at the time of sale. According to the Lake County GIS maps there is 11.1 acres of wetlands and 9.47 acres of flood plain present on the property which may impact development					
L-12	24840 & 24980 W. IL Route 22 Lake Zurich	E	1,483,959 34.067	Feb-11	\$337,500	\$ 0.23
	This is the sale of residential land located just west of the subject in Unincorporated Lake Zurich across from the former Bell Apple Orchard. This lot requires private well and septic systems. According to the Lake County GIS maps there is 21.74 acres of wetlands and 7.44 acres of flood plain present on the property which may impact development. According to the Broker, a wetland delineation study showed slightly less wetlands than the county maps.					

Sale 14 is the most recent sale but is located in a much more developed area with higher potential for development. Sale 13 is in an inferior location as compared to the subject. Sale 12 is located just west of the subject but is an older sale. Overall we feel the value of the subject property falls between Sales 13 & 14.

In summary, it is my opinion that the available market data indicates a market value for the subject parcel of \$360,000 as indicated above.

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

There is no taking from this property

**Valuation of Permanent Easements**

Description		Easement No.: 1JE0038-PE
Type of Easement	Permanent	
Purpose of Easement	Culvert end section maintenance	
Term of Easement, if Temporary	NA	
Station to Station	See Legal Description	
Land Classification	Agricultural	
Present Use	Open Space	
Highest and Best Use	Continued present use	
Area of Easement Sq. Ft. - Acres	0.005 200 <input checked="" type="checkbox"/> Acre <input checked="" type="checkbox"/> Sq. Ft.	
Building Improvements in Easement to be Acquired	None	
Land Improvements in Easement to be Acquired	None	
Land Improvements in Easement <b>not</b> to be Acquired	None	

2. *a.	Market Value of the Whole Remainder Property Before the Imposition of the Easement(s)	..... \$	<u>360,000</u>
b.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property Before the Imposition of the Easement(s)	..... \$	<u>60</u>
c.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property After the Imposition of the Easement(s)	..... \$	<u>30</u>
d.	Diminution or Change of Market Value of Easement Area(s) (b-c)	..... \$	<u>30</u>
e.	Market Value of the Remainder Property Outside the Easement Area(s) Before the Imposition of the Easement(s) (a-b)	..... \$	<u>359,940</u>
f.	Market Value of the Remainder Property Outside the Easement Area(s) After the Imposition of the Easement(s)	..... \$	<u>359,940</u>
g.	Diminution or Change of Market Value of the Remainder Property Outside the Easement Area(s) due to the Imposition of the Easement(s) (e-f)	..... \$	<u>0</u>
h.	Total Compensation for Easement(s)	..... \$	<u>300</u>

3. Explanation: The valuation of the PE is summarized above.

The permanent easement to be acquired is located 29.57 ft from the southeast corner of the site. The permanent easement is 20 ft long and extends into the site 10 ft. Improvements in the permanent easement include natural growth. The intended use of the permanent easement area is for culvert end section maintenance. There is no use currently for this area nor is there any planned use since the site is zoned for open space. As a result there is minimal impact to the property. The Illinois Department of Transportation states that the minimum compensation for any rights acquired is \$300. It is my opinion that the permanent easement will not have an impact on the value of property outside of the easement area. The valuation of the easement is summarized in the above chart.

**Valuation of Temporary Easements**

Description	Easement No.: 1JE0038-TE
Type of Easement	Temporary
Purpose of Easement	Construction
Term of Easement, if Temporary	5 years
Station to Station	See Legal Description
Land Classification	Agricultural
Present Use	Open Space
Highest and Best Use	Continued present use
Area of Easement	0.019 828
Sq. Ft. or Acres	<input checked="" type="checkbox"/> Acre <input checked="" type="checkbox"/> Sq. Ft.
Building Improvements in Easement to be Acquired	None
Land Improvements in Easement to be Acquired	None
Land Improvements in Easement <b>not</b> to be Acquired	None

2. a.	Market Value of the Whole Remainder Property Before the Imposition of the Easement(s)	\$ 359,940
b.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property Before the Imposition of the Easement(s)	\$ 250
c.	Market Value of the Easement Area(s) as it Contributes to the Remainder Property After the Imposition of the Easement(s)	\$ 150
d.	Diminution or Change of Market Value of Easement Area(s) (b-c)	\$ 100
e.	Market Value of the Remainder Property Outside the Easement Area(s) Before the Imposition of the Easement(s) (a-b)	\$ 359,690
f.	Market Value of the Remainder Property Outside the Easement Area(s) After the Imposition of the Easement(s)	\$ 359,690
g.	Diminution or Change of Market Value of the Remainder Property Outside the Easement Area(s) due to the Imposition of the Easement(s) (e-f)	\$ 0
h.	Total Compensation for Easement(s)	\$ 300

3. Explanation

The term of the temporary easement is five years or until construction is completed. The easement area is located at the southeast corner of the site and wraps around the permanent easement. The temporary easement is 49.58 ft long along the Old McHenry Road frontage and is 15.41 ft deep on the south and 15.0 ft deep on the north. Improvements in the easement area include natural growth. The Illinois Department of Transportation states that the minimum compensation for any rights acquired is \$300. It is my opinion that the temporary easement will not have an impact on the value of property outside of the easement area. The valuation of the easement is summarized in the above chart.

**APPRAISER CERTIFICATION**

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

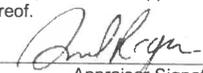
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

As required by the Client, I further certify that:

- I have afforded the property owner(s) or their designated representative the opportunity to accompany me at the time of inspection.
- I have made a personal field inspection of the comparable sales relied upon in this appraisal report.
- The subject and comparable sales relied upon in preparing this appraisal were as represented by the photographs contained within the report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act) and its implementing regulation 49 CFR Part 24, as well as the Illinois Department of Transportation's Land Acquisition Policies and Procedures Manual.
- I understand this report may be used in connection with the acquisition of right of way for a highway to be constructed by the State of Illinois with its funds and/or with the assistance of Federal-aid highway funds, or other Federal funds.
- I have prepared this appraisal in accordance with the appropriate state laws, regulations and policies and procedures applicable to appraisal of right of way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Illinois.
- I have not given consideration to, or included in my appraisal, any allowance for relocation assistance benefits.
- Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in opining on the value of the property before the taking. Any decrease or increase in value caused by the actual acquisition of a part of the property was considered in opining on the value of the remainder after the taking. This statement is in compliance with 49 CFR 24.103(b) as well as IDOT's Land Acquisition Policies and Procedures Manual.
- I have not revealed the findings of this appraisal to anyone other than the Client, and that I will not do so until authorized by the Client or until I am required to do so by law, or until I am released from this obligation by having publicly testified to these findings.
- The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.
- My opinion of the fair market value of the part taken and net damage to the remainder, if any, as of the effective date of this appraisal is \$600 based upon my independent appraisal and the exercise of my professional judgment.

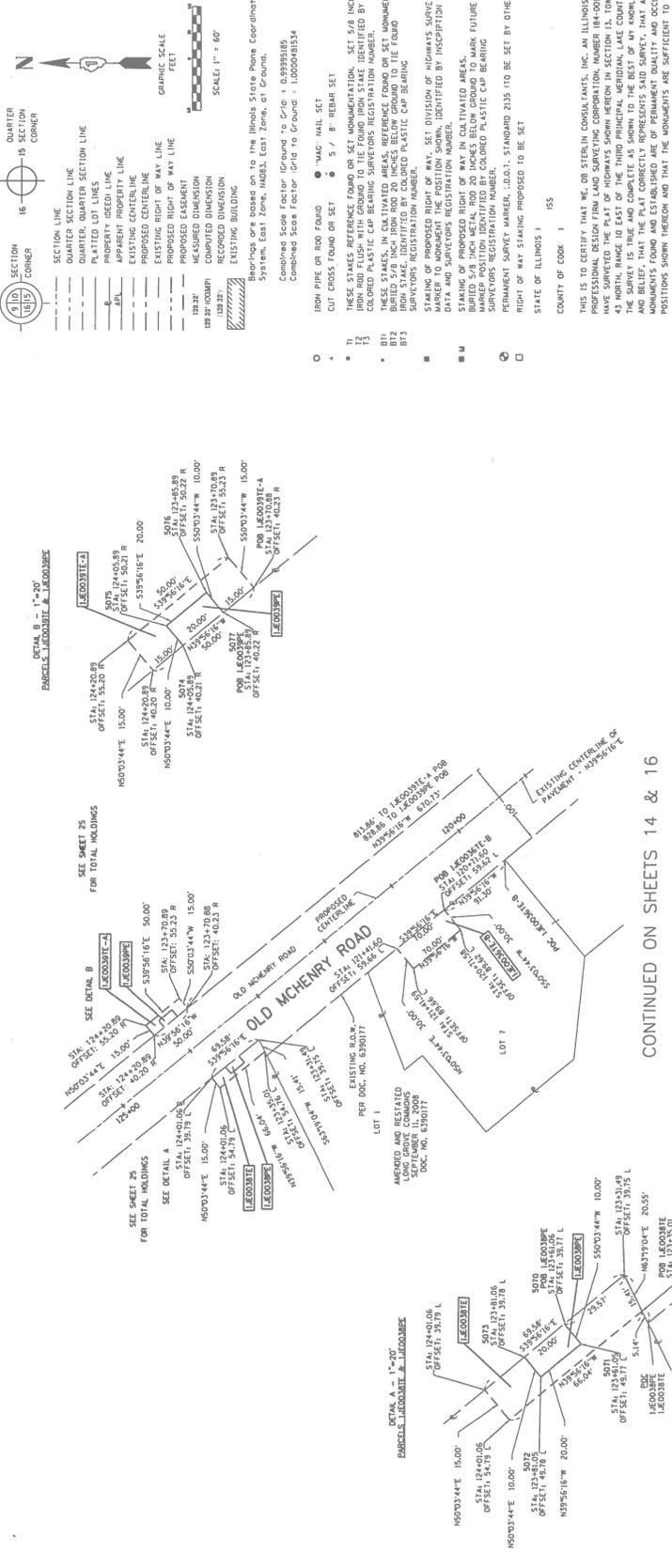
Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an addendum to this certificate and, by reference, are made a part hereof.

Appraiser Name: David M. Rogers, R/W-AC  
License Type: Certified General Real Estate Appraiser



Appraiser Signature  
IL License # 553.001802 Expires: 09/30/2017

PART OF THE SW 1/4 SECTION 13, TWP. 43 N., R. 10 E. OF THE 3RD. P.M., IN LAKE COUNTY, ILLINOIS.

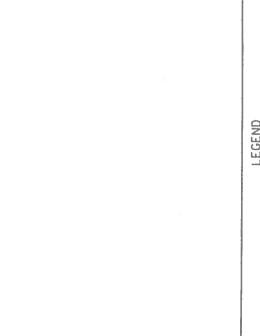


COORDINATE TABLE

POINT NUMBER	STATION	COORDINATE	NORTHING	EASTING
5070	123+41.06	39.77 L	2015438.11	1088668.35
5071	123+41.06	49.77 L	2015438.09	1088668.68
5072	123+41.06	59.77 L	2015438.07	1088669.01
5073	123+41.06	69.77 L	2015438.05	1088669.34
5074	123+41.06	79.77 L	2015438.03	1088669.67
5075	123+41.06	89.77 L	2015438.01	1088670.00
5076	123+41.06	99.77 L	2015437.99	1088670.33
5077	123+41.06	109.77 L	2015437.97	1088670.66

PARCEL NUMBER	OWNER	TOTAL ACRES	PART ACRES	AREA IN REMAINDER R.O.W. ACRES	EASEMENT AREA ACRES	PERMANENT INDEX NUMBER	PROPERTY ACQUIRED BY
1-000001E-4	LONG GROVE RE. L.L.C. AN ILLINOIS LIMITED LIABILITY CORPORATION	2.284	N/A	N/A	0.832 (A)	14-13-300-012	
1-000001E-8	MALCOLM W. LONG GROVE AN ILLINOIS MUNICIPAL CORPORATION	27.293	N/A	27.293	0.017 (A)	14-13-300-021	
1-000001E-9	LOT 1	9.597	N/A	N/A	0.002 (E)	14-13-300-022	

CONTINUED ON SHEETS 14 & 16



- FROM PIPE OR ROD FOUND
- 5 / 8" REBAR SET
- CUT CROSS FOUND OR SET
- THESE STAKES REFERENCE FOUND OR SET MONUMENTATION. SET 5/8 INCH FROM ROD FLUSH WITH GROUND TO THE FOUND FROM STAKE IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- BURGLED STAKES FROM ROAD TO MONUMENTS. BEARING FOUND ON SET MONUMENTATION. FROM STAKE IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- MONUMENTS IDENTIFIED BY INSPECTION MARKER TO MONUMENT THE POSITION SHOWN. SET DIVISION OF SURVEYORS REGISTRATION NUMBER.
- STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. MONUMENTS IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- PERMANENT SURVEY MARKER, I.D.O.1, STANDARD 2135 TO BE SET BY OTHERS
- RIGHT OF WAY STAKING PROPOSED TO BE SET
- STATE OF ILLINOIS
- COUNTY OF COOK

Bearings are based on the Illinois State Plane Coordinate System, East Zone, NAD83, East Zone, of Ground. Combined Scale Factor (Grid to Ground) = 1.0000081534

THIS IS TO CERTIFY THAT WE, DB STERLIN CONSULTANTS, INC. AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-001005, HAVE CONDUCTED A SURVEY OF THE ABOVE DESCRIBED PROPERTY TO THE 43 NORTH RANGE TO EAST OF THE THIRD PRINCIPAL MERIDIAN. THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THAT ALL THE SURVEY FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITION AS SHOWN ON THIS PLAT. THE SURVEY IS SUBJECT TO THE PUBLIC SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION.

DATED AT CHICAGO, ILLINOIS THIS 15TH DAY OF JUNE, 2014 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYING NO. 35-3134 LICENSE EXPIRATION DATE: MAY, 30, 2014

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

DB STERLIN CONSULTANTS, INC.  
120 N. MADISON STREET, SUITE 2000  
CHICAGO, ILLINOIS 60606  
TEL: (312) 567-1008 FAX: (312) 567-0898

PLAT OF HIGHWAYS  
STATE OF ILLINOIS  
DEPARTMENT OF TRANSPORTATION  
IL-22  
SECTION: QUENTIN ROAD TO N. KRUEGER ROAD  
COUNTY: LAKE  
PROJECT: STATION: 119+00 TO 124+20.89 JOB NO: P-91-009-11  
SCALE: 1" = 60'  
SHEET 15 OF 24

BUREAU OF LAND ACQUISITION  
201 WEST CENTER COURT  
SCAMMOND, ILLINOIS 60196

RECEIVED  
MAY 21 2015



Route : Il Route 22  
Section : Quentin Road to N. Krueger Road  
Job No. : R-91-009-11  
County : Lake  
Parcel No. : 1JE0038PE  
Owner : Village of Long Grove, an Illinois municipal corporation  
Station : 123+61.06 to 123+81.06 Old McHenry Road  
P.I.N. : 14-14-400-009

That part of the South half of the Southwest quarter of Section 13, Township 43 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois, more particularly described as follows:

Commencing at the Northeasterly corner of Lot 1 of amended and restated Long Grove Commons, according to the Plat thereof recorded on September 11<sup>th</sup>, 2008 as Document Number 6390177, also being the intersection of the northerly line of said Lot 1 with the existing westerly right of way line of Old McHenry Road according to said Document; thence North 63 degrees 19 minutes 04 seconds East, 20.55 feet along a jog in said existing westerly right of way line; thence North 39 degrees 56 minutes 16 seconds West, 29.57 feet along said existing westerly right of way line to the point of Beginning; thence South 50 degrees 03 minutes 44 seconds West, 10.00 feet; thence North 39 degrees 56 minutes 16 seconds West, 20.00 feet; thence North 50 degrees 03 minutes 44 seconds East, 10.00 feet to said existing westerly right of way line; thence South 39 degrees 56 minutes 16 seconds East, 20.00 feet along said existing westerly right of way line to the Point of Beginning.

Said Parcel contains 0.005 acres or 200 square feet, more or less.

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NOV 05 2014  
PLATS & L&L

Route : Il Route 22  
Section : Quentin Road to N. Krueger Road  
Job No. : R-91-009-11  
County : Lake  
Parcel No. : 1JE0038TE  
Owner : Village of Long Grove, an Illinois municipal corporation  
Station : 123+31.49 to 124+01.06 Old McHenry Road  
P.I.N. : 14-14-400-009

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Said Parcel contains 0.019 acres, more or less.

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