

A REAL ESTATE STUDY  
FOR THE PROPOSED ALCOHOLISM AND SUBSTANCE ABUSE TREATMENT FACILITY  
UNINCORPORATED KANE COUNTY, ILLINOIS

Prepared for  
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## EXECUTIVE SUMMARY

At the request of Maxxam Partners, LLC. Poletti and Associates, Inc. has undertaken a study of the proposed alcoholism and substance abuse treatment facility ("Facility") for the purpose of determining its compliance with the applicable standards of Kane County. The date of initial inspection of the subject property is May 1, 2015. The date of the report is June 21, 2015 with the effective date of the opinion being June 21, 2015.

The purpose of this report is to determine whether the Facility is so located as to not substantially diminish and impair property values within the neighborhood.

When a land use is proposed that is dependent upon approval for a special use, such as in the case of the subject property, it is important to consider its effect on the value of other property in the vicinity.

The procedure followed in the analysis was generally as follows:

1. A preliminary on-site inspection of the subject property and the surrounding area was performed.
2. The accumulation and review of various documents including land use and ownership plats, aerial photographic maps, local and regional roadway maps, data on real estate transfers in areas proximate to an operating alcoholism and substance abuse treatment facility, the various studies performed by other experts retained in this matter, and other materials related to the topic of alcoholism and substance abuse treatment were completed.
3. Meetings and telephone conferences with representatives of the Maxxam Partners, LLC and other experts were conducted.

Based upon our analysis and evaluation of the subject property, the surrounding area, and the data contained within this report, it is concluded that the Facility will be so located as to minimize the effect on the value of the surrounding property.

The details of the analysis and the factors considered in reaching this conclusion are found on the following pages.

## INTRODUCTION

This report provides an evaluation of the Facility for the purpose of determining whether it is located so as to minimize the effect on the value of surrounding property.

## LOCATION

The Facility is located within the unincorporated portion of Kane County, Illinois. The property is approximately 120.057 acres situated off of Silver Glen Road. The site may be identified by its Kane County Supervisor of Assessments permanent parcel number, which is 08-03-100-009. The subject property is currently occupied by a closed boarding school with residential units for at-risk children. Fig. 1 shows the general location and setting of the property.



Fig. 1 General Location of Facility.

## SCOPE OF THE CONSULTING REPORT

The purpose of this report is to determine if the Facility is so located as to not substantially diminish and impair property values within the neighborhood.

1. An examination was made of the topographical quadrangle, the zoning map for Kane County, the zoning map for the Village of Campton Hills, and the zoning map for Elgin.
2. Representatives of Maxxam Partners, LLC, were interviewed concerning general design and operating specifics.
3. Peter J. Poletti inspected the subject property as well as land uses within the area. The records of the sale transactions for Rockford Township in Winnebago County, Lemont Township in Cook County, and the Cook County Assessor's Office, were reviewed for sales transactions surrounding operating alcoholism and substance abuse treatment facilities. This record included the size of tract and the style, age, and size of the improvements.
4. A personal inspection was also made of the neighborhoods surrounding operating facilities analyzed in this study.

The methodology employed in this report is based upon accepted practices of the real estate valuation profession. This specific technique employed consisted of a comparison of the average selling price of a property type in a target area compared to the average selling price of similar properties in a control area. This technique is employed by valuation professionals for estimating the percent or dollar adjustments that are necessary for valuing properties.

In using the above technique, the target area is defined as a zone in proximity to an operating alcoholism and substance abuse treatment facility and is defined by a combination of distance, intervening land uses, and visibility of the facility. In contrast, the control area is defined as a region outside of the target area that is considered to be similar to the Target Area but outside the immediate influence of the operating alcoholism and substance abuse treatment facility.

The technique uses the average selling price of various property types as a comparison. Since it employs statistical analysis, this technique is considered a more exact approach. In this technique, if the facility were affecting values, there would be a statistically measurable difference between mean (average) values in the target area and those in the control area. For the analysis, the research hypothesis assumes that there is a statistically measurable difference between values in the target area and those in the control area. The test of this hypothesis is the  $t$  statistic at the 95 percent confidence level. If the calculated  $t$  exceeds the standard  $t$  from the

$t$  statistic table, then the hypothesis that there is a statistically significant difference between the two areas is accepted. If the calculated  $t$  does not exceed the standard  $t$  from the  $t$  statistic table, then there is not a statistically significant difference between the two areas. The research hypothesis is then rejected and it is concluded that there is no measurable difference in values between the target area and control area and therefore no measurable negative effect on property values as a result of existing alcoholism and substance abuse treatment facilities.

In addition to the above quantitative analysis, a qualitative analysis was made. This analysis was based on observations of land uses and development patterns around the existing alcoholism and substance abuse treatment facilities.

## REVIEW OF LITERATURE

A review of published literature revealed no articles pertaining directly to alcoholism and substance abuse treatment facilities similar to that proposed for the subject property. However, there have been several articles and studies produced concerning other land uses effect on surrounding property values. These articles provide a useful methodology for analyzing an alcoholism and substance abuse treatment facility.

The common approach in these articles is that they typically establish target and control areas as the basis for analysis. The target area is a zone in proximity to an operating facility and is defined by a combination of distance, visibility, and intervening land uses. The control area is the region outside of the target area and is considered to be a zone where property values would not be affected. Comparisons can then be made concerning pricing between the target and control areas to assess the effect of an operating facility on property values.

The analysis of effects can be done several ways. These include Hedonic modeling, multiple regression modeling, comparison of average prices, and paired sales comparison techniques. Not all of these techniques can be used for any particular property. The techniques used are dependent upon the amount of data available and information that is publically available.

A popular methodology today is Hedonic price modeling. This method uses multiple regression analysis to measure the effect on value of a single characteristic. In the Hedonic modeling technique, the researcher uses properties with many disparate characteristics to measure the effect on pricing of a single character or variable and determine whether it is statistically significant. To be used, this technique requires a large number of property sales. A characteristic of an alcoholism and substance abuse treatment facility is any potential effect on surrounding property values will be within an area that is close to the facility.

A second technique is the use of multiple regression modeling. In this technique, the researcher seeks to limit differences among the various properties. This may include using a single style of home, a limited range of home ages, or other characteristics. Like Hedonic modeling, this technique requires the use of a large number of sales.

The third technique is a comparison of averages. This technique statistically compares the prices paid for properties in the target and control areas. The advantage of this method is that it requires fewer sales than the two previous techniques.

The fourth technique is a paired sales analysis. This technique is similar to that used by appraisers in valuing properties for mortgage purposes. In this technique similar properties are compared

with adjustments for the various differences. Any difference in value is attributable to the characteristic for which the properties are being analyzed. The advantage of this technique is that it requires few sales. The disadvantage is that it requires the appraiser to estimate the contributory values of differences (i.e. size, number of bedrooms, fireplaces, garages, basement, etc.) between the houses. Additionally, because individual properties are being used, there is little statistical reliability to this technique.

Finally, one may also use a qualitative approach. If improvements are being made to existing properties or new structures are being built in a similar manner to what is occurring in the control area, then it is logical to conclude that alcoholism and substance abuse treatment facility has a minimal effect on property values. The basis for this conclusion is that owners will not make an investment in properties that they believe will be devalued relative to properties making the same improvements in the control areas.

The methodology used in this report to assess potential effect on the value of surrounding property incorporates elements of each of the techniques described above. For this report, a target area is established around a currently operating alcoholism and substance abuse treatment facility. The facilities used are the Rosecrance Center in Rockford, Illinois and the Timberline Knolls Center in Lemont, Illinois. Poletti and Associates, Inc. chose these sites because of the nearness to residential properties.

## DESCRIPTION OF THE FACILITY

The subject property will occupy 120.057 acres. It is located at 41W400 Silver Glen Road in Kane County. The Facility design, orientation, existing landscape, off-site land uses, topography, and distance will shield the operations from the view of the traffic and nearby homes along Silver Glen Road as well as from the nearest adjoining roads of Dittmer Road to the west, McDonald Road to the north and Corron Road to the east.

The existing buildings at the subject property have been used as a school since the early 1990s. Improvements include a therapy/activity center, dining/multi-purpose building, gymnasium, and residences. In addition, there is an executive residence at the entrance as well as some ancillary maintenance buildings. The plans are to use this Facility as an in-patient residential alcoholism and substance abuse treatment center

PHYSICAL CHARACTERISTICS OF THE SUBJECT PROPERTY

ACCESS AND FRONTAGE

The Facility is located about one-half mile north of Silver Glen Road and about one-quarter of a mile south of McDonald Road. Vehicular access to the facility is only from Silver Glen Road via an easement across the Kane County Forest Preserve Property.

TOPOGRAPHY

The site topography is considered to be essentially level.

UTILITIES

Water and sewer for the property is provided by private well and waste treatment facilities. Electricity is provided by Commonwealth Edison with telephone service furnished by Ameritech.

ZONING

The site is situated in the unincorporated area of Kane County. According to the Kane County Zoning Map, the property is zoned as F: Farm with a Special Use Permit.

### CHARACTER OF THE SURROUNDING PROPERTY

The Facility is situated in an open space and residential area. The general area may be described as north of Burlington Road; west of Corron Drive, south of Lenz Road, and east of the Illinois Route 47. Streets in this area include Burlington Road, Corron, Silver Glen, Lenz, and Dittmer. Burlington Road serves as the primary east-west arterial road through the neighborhood with Silver Glen serving as a secondary east-west arterial road.

The predominant land use in the area is agricultural and open space. The Facility is primarily bordered by land owned by Kane County Forest Preserve that is maintained as prairie land. The closest residential properties to the Facility on the south are the Silver Glen Meadows Subdivision located on the north side of Silver Glen Road. Homes in this subdivision are buffered from views of the Facility by a combination of distance, and the existing tree lines. Additional subdivisions are located south of Silver Glen and north of Burlington Road. With the exception of Silver Glen Meadows subdivision, properties north of Silver Glen and Burlington Roads are zoned as agricultural and consist primarily of farmsteads and associated outbuildings or homes built on individual tracts.

## FEATURES TO MINIMIZE THE EFFECT ON PROPERTY VALUE

An important consideration in the evaluation is the use of the Facility's proposed features as well as the incorporation of existing surrounding features to minimize the Facility's effect on surrounding property values. These features are described in greater detail in the following paragraphs.

There are several factors that help to minimize the effect on surrounding property values. Primary among these is the fact that the Facility is located in an area with a high proportion of open space and agricultural land that serves as visual buffers. This is further enhanced by the Facility being situated a minimum of about 1,100 feet from any public road. The closest public road is McDonald Road on the north side of the property. Silver Glen Road, Dittmer Road, and Corron Road are all located significantly greater distances from the Facility.

While the setback distance from public roads is one factor, a second important factor is that the land immediately adjoining the property on the east, south, and west, and partially on the north is owned by the Kane County Forest Preserve. These lands are being used to restore and preserve native prairie habitat. In addition, the remaining land that adjoins the north side of the property is zoned as farm by the Village of Campton Hills. Since these are publically owned preservation lands, they will not be developed into more intensive uses such as subdivisions.

Along the edges of the open fields are trees or hedgerows. These trees form vertical walls creating an open room within which the Facility is located. Like walls in a home, these lines of trees in combination with the distance effectively block clear views of the facility from surrounding roads as well as from nearby houses. While this is true from all directions from the property, it is especially true towards the north. The Facility is bordered on the north by mature oak climax woods with secondary growth located along the edge. This secondary growth is a combination of sumac, some multi-flora, golden rod, and other pioneering species. This combination of secondary and climax growth effectively serves as both a visual barrier as well as an ingress and egress barrier.

Road access to the Facility also will help to minimize the effect on surrounding property values. The only access point from a public road is Silver Glen Road. Access from this point requires the use of a one-half mile easement through forest preserve land before reaching the Facility. The use of only one access point means that traffic to and from the Facility will be essentially limited to Silver Glen Road. The traffic generated by the Facility will be minimal according to the traffic study by, KLOA, Inc., which indicated that . . .

The site-generated traffic, based on the proposed operations of the facility and trip generation surveys of Timberline Knolls,

will not be significant and can be accommodated efficiently without significant impact on Silver Glen Road.

Operations at the facility will also serve to minimize the Facility's effect on surrounding property values. The Facility's mission is to provide a private setting for their clients. As the Facility's representatives indicated their target clientele is a more affluent sector of the population and have a desire for both privacy and lack of publicity during their stay at the Facility. The setting in an area away from nearby houses certainly enhances those two desires. Corresponding for this desire for privacy, it is proposed to only have a minimal amount of signage at the entrance from Silver Glen Road, which ensures that drivers unfamiliar with the area will not know the purpose of the Facility. Further enhancing privacy as well as security is a gate at the actual entrance to the Facility with nearby executive residence. There is staff present at all hours. Thermal cameras will be installed in order to effectively and efficiently monitor the perimeter. These cameras are monitored both by staff on-site as well as by an independent off-site security service. Transportation to and from the Facility for the clientele will be via private car or limousine.

In summary, the aforementioned combination of distance, off-site vegetation, and intermediate land uses will limit visibility of the Facility from the surrounding roads as well as from residential properties. The Facility will have minimal effect on the surrounding road network. The general plan of operations has also been designed to help promote privacy for the clientele as well as for the neighboring properties. All of these factors will help to limit visibility of the Facility, which will help to minimize the potential effect on surrounding property values.

## EFFECT ON THE VALUE OF SURROUNDING PROPERTIES

As discussed previously, the effect of the Facility on the value of the surrounding property may also be evaluated by comparing sale prices within a target area to those within a control area. There is no alcoholism and substance abuse treatment facility currently on the subject property. To use the techniques described in the Review of Literature section, it is necessary to use an operating alcoholism and substance abuse treatment facility to provide information concerning any potential effect on property values. The two facilities used for this analysis was the Timberline Knolls Facility in Lemont, Illinois and the Rosecrance Center in Rockford, Illinois.

### TIMBERLINE KNOLLS, LEMONT, ILLINOIS

The Timberline Knolls Facility is located along Timberline Drive where it meets west Logan Street in Lemont, Illinois. The facility treats women of various ages for alcoholism and substance abuse, eating disorders, and trauma. The facility, converted in 2005, is located on a 43 acre site.

Land uses around the facility consist of a variety of single-family residential units to the south and east with the industrial corridor along the Des Plaines River to the north.

A target and control area was developed around this facility. These areas are illustrated on Figure. 2. Sale transactions were obtained from Lemont Township Assessors Office, the Cook County Assessor's Office, and Cook County Recorder of Deeds for the years January 2012 through December of 2014. There were a total of 340 residential sales that occurred with 90 sales in the target area and the remaining 250 sales in the control area (see Appendix IIa). The overall average price per square foot was \$138.56 on the target area and \$139.55 in the control area.

The above 340 property transactions included all single-family residential sales including those that were considered to be non-arm's length. An arm's length sale is defined as: "A transaction freely arrived at in the open market, unaffected by abnormal pressure or by the absence of normal competitive negotiation as might be true in the case of a transaction between related parties". [Boyce] In contrast, a non-arm's length sale is a transaction where a participant is under pressure to conclude the transaction and the price is not necessarily that which would be attained in a market driven sale. A non-arm's length sale is considered by appraisers as well as the courts to not be indicative of the market value of a property. Examples of non-arms length sales are: (1) between family members; (2) forced sales such as foreclosure, divorce, bankruptcy, or condemnation proceedings; (3) to governmental entities which have the power of eminent domain; or (4) involve buyers or sellers particularly motivated to purchase or sell a

specific property. An example of this type of sale is a transaction involving a job transfer. There were a total of 261 arm's length sales that occurred over this time frame with 73 sales in the Target Area and 188 sales within the control area. The average price per square foot in the target area was \$140.39 and \$149.06 in the control area. These arm's length sales are summarized in Appendix IIb).

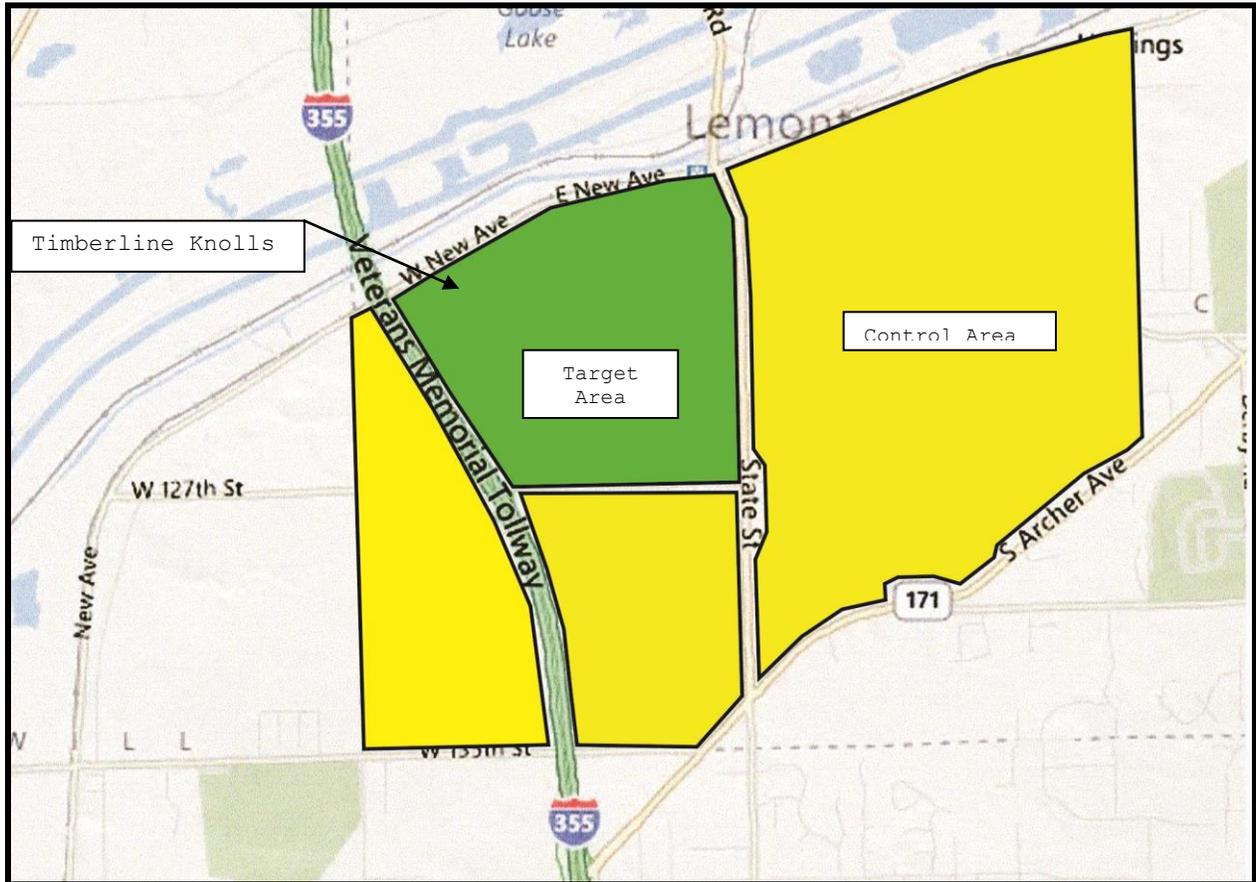


Fig. 2: Target and Control Areas. Timberline Knolls, Lemont Illinois.

At first glance this difference in averages appears to be statistically significant and, in fact, it is. However, further analyses reveal a significant difference in the average date of construction between the two groups. The average date of construction of properties in the target area was 1975 while the average date of construction of the in the control area as 1989 or the average age of house within the control area was fourteen years newer.

Consequently, to make the properties more comparable between the target and control areas, only houses from both groups that were constructed in 1970 or after were used in this analysis. Bi-level and tri-level homes were also not included in the study because they tend to sell for less per square foot than do one-story and two-story homes and because it is often difficult to accurately estimate the actual amount of living space. Consequently, these types of homes would tend to skew results in the sample and make the sample less reliable as an indicator. The remaining sales are summarized in Appendix IIc.

This data was reviewed using a paired sales analysis and a multiple regression analysis to determine if there is a statistically measurable effect on property values. The results of these analysis are discussed in greater in the following two sections.

Comparison Of Overall Averages

A comparison was made of the overall averages within the target area and control area. There were a total of twenty-one sales in the target area and ninety-seven sales in the control area. The overall average in the target area was \$142.40 per square foot while within the control area it was \$144.78 per square foot or a difference of \$2.38 per square foot (see Table 1). A statistical comparison was made of the means for the groups to ascertain if this was a significant difference between the indicated prices. The calculated *t* statistic for the sample was 0.524. The standard *t* statistic for 178 degrees of freedom applicable is 1.654. Since the calculated *t* statistic of 0.524 is less than the standard *t* of 1.654, the research hypothesis that there is a difference in value between the target and control areas is rejected, it is concluded that there is no statistically significant difference between these two means at a 95 percent confidence interval.

Table 1: Comparison of Averages in Target and Control Areas.

Sample	Sample Size	Degrees Of Freedom	Sample Mean	Sum Of Squares	Standard Deviation
Target:	43	42	\$142.40	12,973	17.575
Control:	136	135	\$144.78	105,726	27.985
Combined:	179	177		118,699	
Variance:					670.615
Variance of Difference of Means:					20.527
Standard Deviation:					4.531
Calculated <i>t</i> =					-0.524
Standard <i>t</i> at 95% 178 Degrees of Freedom:					1.654

## Multiple Regression Analysis

A multiple regression analysis was also made to compare the prices paid for houses in the Target and Control Areas. Regression analysis is a technique to model and analyze numerical data by relating one or more independent variables (characteristics) to a dependent variable (measurement). This method can determine the strength and relationship between the variables [Yeates].

The multiple regression analysis used the sale price as the dependent variable with the independent variables being proximity (target/control), house size, house size squared, sale date, age, bath, fireplace, garage size, basement, and recreation room.

Table 2 is a summary of each variable, and its associated  $t$  statistic. The  $t$  test is a method to determine if a variable is statistically significant in affecting the value of a property. The important variable in this analysis for determining the effect of an alcoholism and substance abuse treatment facility on surrounding property is the proximity variable. Like the test comparing two means, if the calculated  $t$  statistic is less than the Standard  $t$ , then the hypothesis that an alcoholism and substance abuse treatment facility affects surrounding property values is rejected and the null hypothesis is accepted. In Table 4, the associated  $t$  statistic for the proximity variable is 1.006. The standard  $t$  statistic for 167 degrees of freedom applicable in this case is 1.655. Since the associated  $t$  statistic is less than the standard  $t$  statistic, the hypothesis is rejected and it is concluded that the presence of an alcoholism and substance abuse treatment facility has no statistically measurable effect on property values. This analysis indicated that there was no statistically significantly difference between the value of properties within the target area and those within the control area.

Table 2: Multiple Regression Analysis of Single Family Residences,  
Timberline Knolls.

Regression Statistics	Measure		
Multiple R	0.873		
R Square	0.761		
Adjusted R Square	0.741		
Standard Error	54,601.545		
Observations	179		

ANOVA			
	Deg. Of Freedom		
Regression:	11		
Stadard Error:	1		
Residual	167		

	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>
Intercept	0	#N/A	#N/A
Proximate:	10,117.071	10,061.167	1.006
Size:	79.450	9.534	8.333
Sale Date:	0.477	1.126	0.423
Age:	-2,050.102	569.761	-3.598
Bath:	-5,720.233	9,210.034	-0.621
Fireplace:	5,712.356	10,702.055	0.534
Garage:	46,468.806	9,333.813	4.979
Basement:	86,402.811	32,726.125	2.640
Partial Base.:	60,776.965	33,046.560	1.839
Style:	-1,984.837	13,810.599	-0.144
Brick:	15,219.923	12,501.295	1.217

## CONCLUSION OF THE SALES ANALYSIS, TIMBERLINE KNOLLS

The two techniques used provided similar results indicating that there was no significant difference in the selling prices of homes located near an alcoholism and substance abuse treatment facility than similar houses located some distance from those facilities. The comparison of price per square foot indicated no statistically significant difference between prices within the Target and Control areas. This conclusion was also supported by the results of the regression analysis. Regression analysis of the data can take into account differences between the homes such as the size, the age, the number of bathrooms, presence of a basement, and other factors. When these characteristics are considered, this analysis also indicated that there is no measurable difference between the selling price for houses near an alcoholism and substance abuse treatment facility and houses some distance away.

## ROSECRANCE CENTER, ROCKFORD, ILLINOIS

The Rosecrance Center in Rockford is located at the southeast corner of Rotte Road and North University Drive. The facility comprises a 67,000 square foot, 80-bed treatment center for adolescents ages 12-18. The facilities include an on-site school, a chapel, a gymnasium, fitness center, and outdoor dining patio. The facility is located on a 50 acre site. The facility was built in 2005.

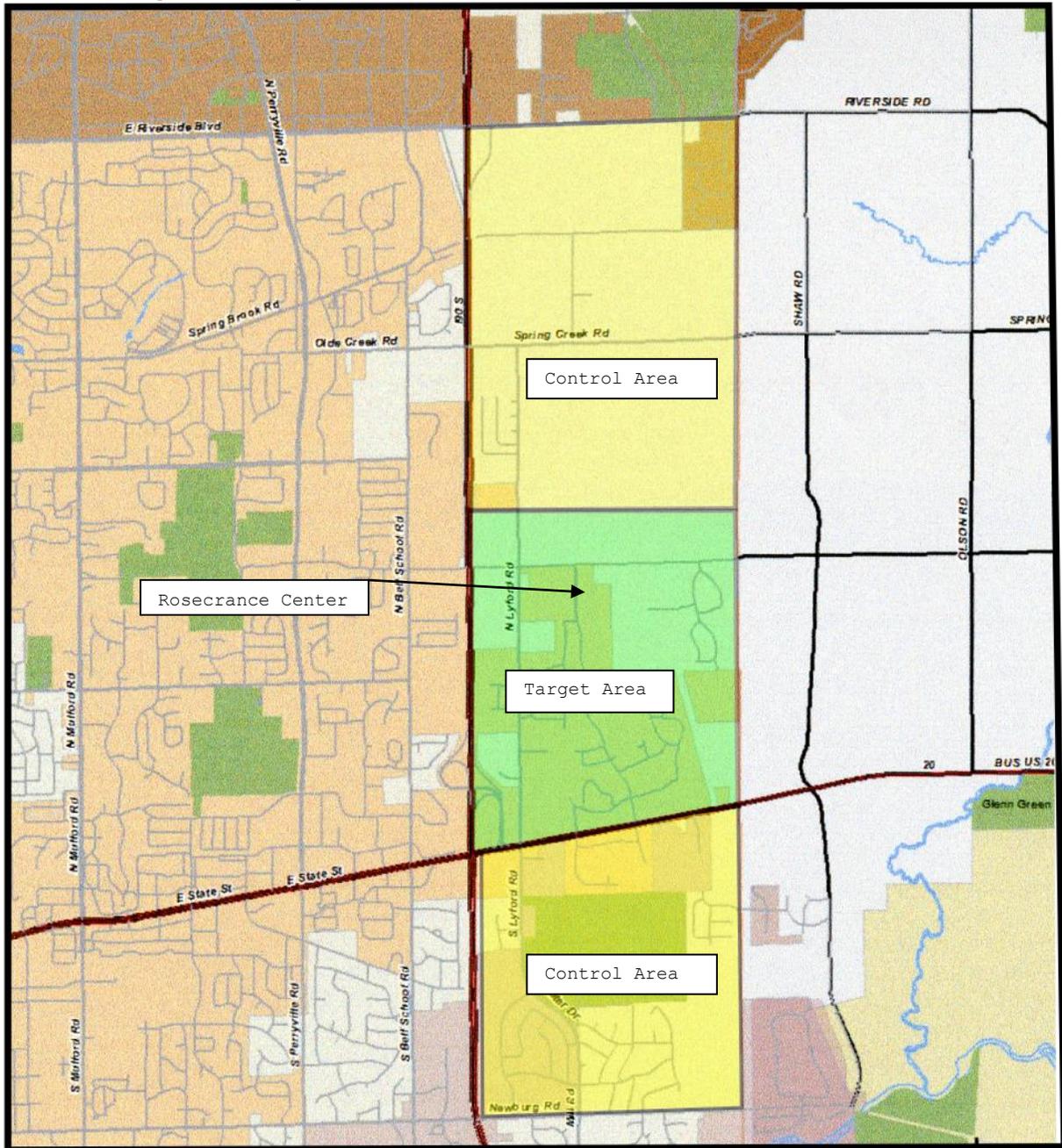
Land uses around the facility consists of a mixture of farmland, residential subdivision, and some estate properties. In addition, there are some commercial developments as well as a branch campus for Northern Illinois University located along US Highway 20 and University Drive.

Like the analysis done for the Timberline Knolls Facility, a target and control area were established around the Rosecrance Center. The target and control areas are illustrated in Fig. 3. Sale transactions were obtained from Rockford Township Assessors Office for the years 2012 through 2014. There were a total of 101 residential sales that occurred with 37 sales in the target area and the remaining 64 sales in the control area (see Appendix IIIa). Like the analysis conducted on the Timberline Knolls Facility, all non-arm's length transactions were removed from the analysis. There were a total of 50 sales that occurred over this time frame with 17 sales in the Target Area and 33 sales within the Control Area. The average price per square foot in the Target Area was \$100.35 and \$83.60 in the Control Area. These arm's length sales are summarized in Appendix IIIb).

The arm's length sales vary widely in size, age, style of house, and amenities. A review of sales within the target area indicated that properties were primarily constructed after 1970. Again, like the Lemont analysis, to make the properties more comparable between the Target and Control areas, only houses from both groups that were constructed in 1970 or after were used in this analysis. Bi-level and tri-level homes were also not included in the study because they tend to sell for less per square foot than do one-story and two-story homes and because it is often difficult to accurately estimate the actual amount of living space. Consequently, these types of homes would tend to skew results in the sample and make the sample less reliable as an indicator. The remaining sales are summarized in Appendix IIIc.

This data was reviewed using a comparison of the overall average prices within the target and control areas, a multiple regression analysis, and a paired sales analysis to determine if there was a statistically measurable effect on property values.

Fig. 3: Target and Control Areas, Rosecrance Center.



### Comparison Of Overall Averages

A comparison was made of the overall averages within the Target Area and Control Area. There were a total of fifteen sales in the Target Area and twenty-two sales in the Control Area. The overall average in the target area was \$99.13 per square foot while within the Control Area it was \$85.22 per square foot or a difference of \$13.91 per square foot (see Appendix IIIc and Table 3). A statistical comparison was made of the means for the groups to ascertain if this was a significant difference between the indicated prices. The calculated  $t$  statistic for the sample was 2.443. The standard  $t$  statistic for 35 degrees of freedom applicable is 1.690. Since the calculated  $t$  statistic of 2.433 is greater than the standard  $t$  of 1.690, the research hypothesis that there is a difference in value between the target and control areas is accepted, it is concluded that there is a statistically significant difference between these two means at a 95 percent confidence interval based on the selling price per square foot and that prices in the Target Area are measurably higher than those in the Control Area.

Table 3: Comparison of Averages in Target and Control Areas,  
Rosecrance Center.

Sample	Sample Size	Degrees Of Freedom	Sample Mean	Sum Of Squares	Standard Deviation
Target:	15	14	\$99.13	4,671	18.266
Control:	22	21	\$85.22	5,444	16.101
Combined:	37	35		10,115	

Variance:	289.000
Variance of Difference of Means:	32.403
Standard Deviation:	5.692
Calculated $t =$	2.443
Standard $t$ at 95% 35 Degrees of Freedom:	1.690

## Multiple Regression Analysis

A multiple regression analysis was also made to compare the prices paid for houses in the target and control Areas. The multiple regression analysis used the sale price as the dependent variable with the independent variables being proximity (target/control), house size, sale date, age, basement finish, bedrooms, baths, fireplaces, style, and garage.

Table 4 is a summary of each variable, and its associated  $t$  statistic. The  $t$  test is a method to determine if a variable is statistically significant in affecting the value of a property. The important variable in this analysis for determining the effect of an alcoholism and substance abuse treatment facility on surrounding property is the proximity variable. Like the test comparing two means, if the calculated  $t$  statistic is less than the Standard  $t$ , then the hypothesis that an alcoholism and substance abuse treatment facility affects surrounding property values is rejected and the null hypothesis is accepted. In Table 4, the associated  $t$  statistic for the proximity variable is 1.288. The standard  $t$  statistic for 26 degrees of freedom applicable in this case is 1.706. Since the associated  $t$  statistic is lower than the standard  $t$  statistic, the hypothesis is rejected and it is concluded that the proximity variable for an alcoholism and substance abuse treatment facility has no measurable effect on surrounding property values.

Table 4: Multiple Regression Analysis of Single Family Residences,  
Rosecrance Facility.

Item	
Multiple R	0.869
R Square:	0.755
Adjusted R Square:	0.636
Standard Error:	28,730.584
Observations:	37
<hr/>	
Source:	
Regression	10
Standard Error of Estimate:	1
Residual	26

Ind. Variables	Coefficients	Standard Error	t Stat
Intercept:	0	#N/A	#N/A
Proximate:	16,453.545	12,771.460	1.288
Above Grade Ft <sup>2</sup> :	64.679	30.145	2.146
Sale Date:	-0.642	1.487	-0.432
Age:	-1,853.219	924.345	-2.005
Base. Finish:	47.552	20.659	2.302
Bedrooms:	13,426.724	25,199.297	0.533
Baths:	-19,253.135	16,945.881	-1.136
Fireplace:	31,346.099	18,470.133	1.697
Style:	-95,133.021	34,706.178	-2.741
Garage:	69,073.002	42,298.306	1.633

## CONCLUSION OF THE SALES ANALYSIS, ROSECRANCE CENTER

Both a sales comparison of the price per square foot analysis and a regression analysis was undertaken for the Target and Control areas around the Rosecrance Center. The comparison of the average selling price per square foot indicated that prices were higher near an alcoholism and substance abuse treatment facility than for houses some distance away. The regression analysis, which has the advantage of being able to account for differences between the homes such as the size, the age, the number of bathrooms, presence of a basement, and other factors, indicated that there was a no significant difference between prices in the Target and Control areas. Within the regression analysis, the proximity variable does have a positive co-efficient which supports the finding from the average price per square foot analysis is higher in the Target Area than it is in the Control Area. This finding reflects not particularly the presence of the Rosecrance Center as it does the nature of the area within which the Rosecrance Center is located. Property values have generally been high and the general development nearby, including along University and Castlehill drives immediately nearby the Rosecrance Center feature larger homes while properties to the east have large lots or are in estate settings. New homes have been built including near the Rosecrance Center after it opened, this indicates that there has been no measurable effect on the desirability of the area or a significant effect on property values in the area.

## CONCLUSION

The Facility is located in a rural setting on the north side of Silver Glen Road in Campton Hills Township. The topography of the area is considered to be level with a minimum of topographical differences. The current land use of the surrounding properties is generally agricultural and open space with some subdivisions to the south and several estate tracts to the north.

Visibility of the Facility will be limited by a combination of distance, intermediate natural vegetation, and other intervening land uses. The Facility is adjoined on the east, south, and west by land owned by the Kane County Forest Preserve and that is used as a prairie restoration and preservation area. This acreage provides a visual buffer from both roadways and nearby homes. This is enhanced by hedgerows of trees that effectively form vertical walls creating an outdoor room into which the facility is located. The Facility is also taking certain steps on-site to minimize the effect on the surrounding area. These include a minimal amount of signage at the entrance road, monitoring of patients twenty-four hours, monitored doors, monitored thermal cameras, and transportation of patients to and from the facility via a private car or limousine. Furthermore, the traffic report produced by KLOA, Inc. indicated that the proposed operations will have no measurable impact on the surrounding roads. All of the above items contribute to the visual buffering of the Facility and help to minimize the impact on property values.

While the above comments represent a qualitative analysis of an alcoholism and substance abuse treatment facility's effect on surrounding property values, Poletti and Associates also completed a quantitative analysis. This quantitative analysis consisted of two parts: (1) a study of sales surrounding the currently operating Timberline Knolls Facility in Lemont, Illinois; (2) a study of the currently operating Rosecrance Center in Rockford, Illinois.

A study of the Timberline Knolls reviewed all sales that occurred between January 1, 2012 and December of 2014 in the target and control areas that were developed around that facility. The analysis consisted of both a comparison of averages between the target and control areas as well as a regression analysis of those sales. These analyses demonstrated that there was no statistically measurable difference between the selling prices for homes located near the Timberline Knolls Facility compared to similar homes located some distance away from the Facility.

A study of the Rosecrance Center reviewed all sales that occurred between January 1, 2012 and December of 2014 in the target and control areas that were developed around that facility. In the case of the Rosecrance Center, there was a statistically significant difference in the average price per square foot between the homes located near an alcoholism and substance abuse treatment facility and homes located farther away, with homes located nearer the facility selling for a

higher price. The regression analysis, which accounts for the various characteristics of the houses, indicated a positive coefficient for the proximity variable, but that it was statistically insignificant. Since the regression analysis can best account for differences in the characteristics of the individual sales, it was concluded that at the 95 percent confidence level that here was no statistically measurable difference between prices in the Target and Control areas.

Therefore, after reviewing the available data, it is my opinion that as of June 21, 2015 the Facility is located so as to not substantially diminish and impair property values within the neighborhood.

CERTIFICATE OF APPRAISAL

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

1. the facts and conclusions reached in this report are true and correct.
2. the report analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
5. my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
6. my engagement in the assignment was not contingent upon developing or reporting predetermined results.
7. 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 value, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this consulting assignment.
8. I have made a personal inspection of the property that is the subject of this report.
9. the consulting assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
10. the reported analyses, opinions, and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute and the International Association of Assessing Officers.
11. I have the necessary experience and education and am competent to undertake this consulting assignment.
12. as of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute and the International Association of Assessing Officers.

13. the departure rule of the Uniform Standards of the Appraisal Foundation and Appraisal Institute was not used.
14. I have provided a previous consulting report on the subject property in the past three years but have not provided any other appraisal or other service on the subject property in the previous three years.

Dated: June 21, 2015

A handwritten signature in cursive script that reads "Peter J. Poletti, Jr." with a small mark at the end of the line.

Peter J. Poletti, Jr., Ph.D.; MAI  
President  
Illinois Certified General Real Estate Appraiser  
553.000415 Exp. 9/15

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RESUME  
OF PETER J. POLETTI, JR.

I. EDUCATION:

1963-1966: Collinsville High School, Collinsville, Illinois.  
1966-1971: University of Illinois, Urbana, Illinois. Bachelor of  
Science Degree, Forest Management.  
1976-1982: Southern Illinois University at Edwardsville,  
Edwardsville, Illinois. Master of Arts Degree in Cultural  
Geography.  
1982-1989: St. Louis University, St. Louis, Missouri. Doctor of  
Philosophy Degree in American Studies.

II. WORK EXPERIENCE:

1987-Present: President of Poletti and Associates, Inc.,  
Collinsville, IL.  
1989 - 1999: Assistant Professor of Geography, Department of  
Economics and Geography, University of Missouri-St. Louis.  
1981 - 1989: Instructor of Geography, Department of Economics and  
Geography, University of Missouri - St. Louis, Missouri.  
1981 - 1982: Adjunct Instructor of Geography, Harris-Stowe State  
College, St. Louis, Missouri.  
1977 - Present: Elected Township Assessor, Collinsville Township,  
Madison County, Illinois.  
1973-1977: Draftsman, Madison County Courthouse, Edwardsville,  
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III. MEMBERSHIPS AND OFFICES:

Member-Appraisal Institute.  
Member International Association of Assessing Officers.  
President-Society of Real Estate Appraisers; Chapter 152; 1987-  
89.  
President-Madison County Township Assessor's Association- 1979 to  
1986.  
Member-Illinois Township Assessors Association.  
Member-Certified Illinois Assessing Officials Association.  
Member-Edwardsville-Collinsville Board of Realtors.  
Member-Regional Panel, Standards of Professional Practice,  
Appraisal Institute, 1987 to present.  
Member-Chapter 12, Education Committee, Appraisal Institute, 1987  
to 1990.  
Member-Association of American Geographers.  
Member-National Council for Geographic Education.  
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IV. CERTIFICATIONS AND DESIGNATIONS:

Certified General Appraiser, State of Illinois,  
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Certified General Appraiser, State of Iowa, Certificate/License  
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Certified General Appraiser, State of Tennessee,  
Certificate/License No. CG-1250.  
Certified General Appraiser, Commonwealth of Kentucky,  
Certificate/License No. 001271.  
Certified General Appraiser, State of Indiana,  
Certificate/License No. CG49400309.  
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Appraisal Institute; The Road Less Traveled: Special Purpose  
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Appraisal Institute; Business Practice and Ethics, 2003.

Appraisal Institute; 15 Hours National USPAP Course, 2003.

Appraisal Institute; Course 510: Advanced Income Capitalization,  
2002.

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Appraisal Institute; Course 320: General Applications, 1994.

American Institute of Real Estate Appraisers; Course 1A-1: Real  
Estate Appraisal Principles, 1985.

American Institute of Real Estate Appraisers; Course 1A-2: Basic  
Valuation Procedures, 1985.

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A: Capitalization Theory and Techniques, Part A, 1985.

American Institute of Real Estate Appraisers; Course 1B-B:  
Capitalization Theory and Techniques, Part B, 1985.  
American Institute of Real Estate Appraisers; Course 2-1:Case  
Studies in Real Estate Valuation, 1985.  
American Institute of Real Estate Appraisers; Course 2-2:  
Valuation Analysis and Report Writing, 1985.  
American Institute of Real Estate Appraisers; Course 8-2:  
Residential Valuation, 1985.  
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3:Standards of Professional Practice, 1985, 1989, 1994.  
American Institute of Real Estate Appraisers; Course 7:  
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McKissock; National USPAP Update, 2005.  
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Boatmen's Bank, St. Louis, Missouri.  
Boatmen's Bank, Hillsboro, Illinois.  
Burlington Bank and Trust, Burlington, Iowa  
Capri Sun, Inc., Granite City, Illinois.  
Central Bank, Fairview Heights, Illinois  
Citicorp Mortgage Co., St. Louis, Missouri.  
City Attorney's Office, Lincoln, Nebraska.  
City of Edwardsville, Edwardsville, Illinois.  
City of Granite City, Granite City, Illinois.  
City of Highland, Highland, Illinois.  
City of St. Peters, St. Peters, Missouri.  
Collinsville Building and Loan, Collinsville, Illinois.  
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Du Quoin State Bank, Du Quoin, Illinois.  
Exxon Coal and Mineral, Carlinville, Illinois.  
Family Credit Connection, Schaumburg, Illinois.  
Farmers Home Administration, Champaign, Illinois.  
First Bank, Minneapolis, Minnesota.  
First Bank Mortgage, Clayton, Missouri.  
First Bank of Illinois, O'Fallon, Illinois.  
First Bank of Illinois, Salem, Illinois.  
First Federal Savings, Bloomington, Illinois.  
First National Bank, Sikeston, Missouri.  
First of America Bank, Springfield, Illinois.  
Hawkeye Bank of Clinton County, Clinton, Iowa.  
H & R Block Mortgage, Pleasanton, California.  
Hinshaw & Culbertson, Attorneys, Belleville, Illinois.  
Home Federal Savings and Loan, Collinsville, Illinois.  
Home Telephone Company, St. Jacob, Illinois.  
Illinois American Water Company, Belleville, Illinois.  
Illinois Power Company, Decatur, Illinois.  
Illinois State Bank, Lake in the Hills, Illinois.  
Invenergy, LLC, Chicago, Illinois.  
ITT Small Business Finance Corporation, St. Louis, MO..  
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J.R. Kelley Company, Collinsville, Illinois.  
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Mercantile Bank, St. Louis, Missouri.  
Midwest Waste, Cahokia, Illinois.  
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NationsBank, St. Louis, Missouri.  
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United Missouri Bank, St. Louis, Missouri.  
US Can Company, Danville, Illinois.  
US Postal Service, Overland Park, Kansas.  
Waste Management of Illinois, Inc., Downers Grove, Illinois.  
Weaver, Boos & Gordon, Inc., Chicago, Illinois.  
Wolf Construction Company, Granite City, Illinois.

APPENDICES

Appendix I: Photographs Of Facility.



Appendix Ia: Entrance to Facility from Silver Glen Road.



Appendix Ib: View Looking Northwest from Intersection of Silver Glen Road and Croonen Road.



Appendix Ic: View Looking Northeast from Dittmer Road just north of Silver Glen Road.



Appendix Id: View Looking Southwest toward Facility from McDonald Road.



Appendix Ie: An Example of Secondary Growth along North Property Line.



Appendix If: Example of Secondary and Mature Growth Trees along North Property Line.



Appendix Ig: Overview of Facility.



Appendix Ih: Typical Residential Unit.

Appendix II: Target and Control Area Sales, Lemont, Ill.

Appendix IIa: Target and Control Area Sales, Lemont, Ill.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
Target:												
1	22 20 317 002	407 Warner	Sepskis	Boyle	1222133108	WD	Jun-12	\$200,000	1,537	1911 2SF	\$130.12	
2	22 20 314 008	113 Cass	Schroeder Tr	Kasbohm	1219435033	TRD	Jul-12	\$125,000	1,358	1948 1SF	\$92.05	
3	22 29 100 023	720 Kettering	Lambert	Hunnewll	1420241011	WD	Jun-14	\$262,500	1,680	1970 1SB	\$156.25	
4	22 29 100 024	730 Kettering	Sheady Tr	Johnson	1316501024	TRD	May-13	\$235,000	1,373	1974 SPLFB	\$171.16	
5	22 29 101 004	14 E. Divi.	S Hllnd Bnk Tr	Bates	1424735013	TRD	Jul-14	\$142,000	1,328	1925 1SF	\$106.93	
6	22 29 101 007	5 E. Custer	Zyzniewsky	Campo	1303646058	WD	Feb-13	\$265,000	2,098	1926 2SF	\$126.31	
7	22 29 102 010	30 E. Divi.	Wiegand-Cresap	Cammiso	1418104044	EXD	Jun-14	\$245,000	1,816	1948 2SF	\$134.91	
8	22 29 103 005	519 Warner	Baer	Marinello	1301057247	WD	Dec-12	\$240,000	1,560	1889 2SF	\$153.85	
9	22 29 103 014	104 E. Divi.	Pavlik	Somen, Tr	1208711052	WD	Mar-12	\$95,000	864	1957 1SF	\$109.95	
10	22 29 106 017	34 E. Custer	Burkhart	McEvoy	1416333129	WD	Jun-14	\$240,000	1,566	1916 1.5SF	\$153.26	
11	22 29 109 007	11 E. Eureka	Sokolis	Jaenicka	1311912105	WD	Apr-13	\$230,000	1,533	1930 1.5SF	\$150.03	Shrt Sle
12	22 29 109 015	9 E. Eureka	Eller Tr	Sperka	1323942089	TRD	Aug-13	\$195,000	1,008	1958 1SB	\$193.45	
13	22 29 110 005	717 Warner	Forzley	Bushman	1312855107	WD	May-13	\$125,000	1,116	1879 1SF	\$112.01	
14	22 29 110 018	720 Singer	Molis	Welch	1336401065	WD	Dec-13	\$250,000	1,920	1908 1.5SF	\$130.21	
15	22 29 110 025	730 Singer	Hejka	Siriana	1307857066	WD	Mar-13	\$148,000	2,023	1918 2SB	\$73.16	
16	22 29 111 002	705 Singer	CarpeDiem Grp.	Araulio	1317742029	WD	May-13	\$350,000	2,656	2008 2SF	\$131.78	Shrt Sle
17	22 29 112 025	724 Ridge	Fryszak Tr	Bertolino	1212912043	TRD	May-12	\$267,000	1,613	1973 1SB	\$165.53	
18	22 29 113 008	22 E. Eureka	Newquist	Hale	1426804043	WD	Aug-14	\$342,500	2,035	1922 2SF	\$168.30	
19	22 29 113 022	19 Ridge Rd	Fries	Petrauskas			Jun-12	\$121,000	832	1950 1SB	\$145.43	? Sale
20	22 29 114 019	17 Norton	Bolino	Lawler	1432110004	WD	Nov-14	\$148,000	1,187	1961 SPLFB	\$124.68	
21	22 29 114 025	3 Norton	Ilrak LLC	Kolarik	1208747038	WD	Jan-12	\$365,000	2,390	2005 2SFB	\$152.72	
22	22 29 114 027	4 Norton	Parkway Bank	IH2 Prop.	1324201040	TRD	Jul-13	\$156,000	1,118	1961 SPLFB	\$139.53	Ex. Opt.
23	22 29 115 020	828 Singer	Reineke	Kozieli	1320304102	WD	Jun-13	\$182,000	1,000	1960 2SF	\$182.00	
24	22 29 116 005	819 Singer	Naples	Inn. Cty Liv.	1306647003	WD	Feb-13	\$135,000	1,327	1888 2SF	\$101.73	
25	22 29 116 006	823 Singer	FNMA	Mack Ind.	1424156003	SPD	Aug-14	\$74,200	946	1925 1SF	\$78.44	Bank
26	22 29 116 018	824 State	Nyman-Finke Tr	Bercher	1333149058	WD	Nov-13	\$142,500	1,737	1940 1.5SF	\$82.04	
27	22 29 120 001	18 W. Divi.	Bromberek	Zumhegen	1323447017	WD	Aug-13	\$225,000	1,314	1966 SPLB	\$171.23	Shrt Sle
28	22 29 120 005	10 W. Divi.	Knoelk	MacDonough	1412741070	WD	Apr-14	\$240,000	1,369	1958 SPLFB	\$175.31	
29	22 29 120 009	19 W. Custer	Brandt	Englund	1302212107	WD	Jan-13	\$175,000	1,414	1960 1SB	\$123.76	
30	22 29 127 002	31 Peiffer	Flaherty Tr.	Skierkiewicz	1309435031	TRD	Mar-13	\$333,000	2,405	1990 1.5SFB	\$138.46	
31	22 29 301 029	1010 Salim	Francisco	Hatton	1430810097	WD	Oct-14	\$521,000	3,883	2002 2SFB	\$134.17	
32	22 29 303 002	1003 Walter	Bresingham	Benoit	1322126025	WD	Jul-13	\$500,000	4,054	2002 2SF	\$123.33	
33	22 29 303 004	1007 Walter	Tasharski	Lutz	1220742089	WD	Jul-12	\$110,000	630	1948 1SF	\$174.60	

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
34	22 29 304 014	1002 Warner	FNMA	Kollereb	1`403135136	SPD	Jan-14	\$220,000	1,560	1948 2SF	\$141.03	Bank
35	22 29 304 021	1020 Warner	TCF Bank	IH2 Prop.	1315633141	SPD	May-13	\$160,000	1,080	1970 1SF	\$148.15	Bank
36	22 29 311 004	1043 Walter	U.S. Bank	PNCST1	1410415035	SPD	Mar-14	\$166,000	1,104	1965 SPLFB	\$150.36	Bank
37	22 29 311 005	1030 Florence	Zolecki Tr.	Stop Prop.	1304242088	TRD	Jan-13	\$150,000	1,040	1963 1SB	\$144.23	
38	22 29 312 005	1030 Warner	Hoster Est.	Ellett	1418926057	EXD	Jun-14	\$115,000	1,104	1963 SPLFB	\$104.17	Crt Ord.
39	22 29 315 002	1005 Edgewood	Jerling	DeSantis	1216741045	WD	May-12	\$375,000	2,196	1990 1SB	\$170.77	
40	22 29 315 010	1008 Edgewood	Citimortgage	Schutz	1308541003	SPD	Mar-13	\$315,000	3,154	1991 2SB	\$99.87	Bank
41	22 29 316 011	23 W. Roberta	Rogel	Buffalo	1322635089	WD	Aug-13	\$316,000	2,288	1990 2SFB	\$138.11	
42	22 29 316 018	102 Rose	Chicago Title	Dargis	1423741245	TRD	Jul-14	\$520,000	4,032	2006 2SFB	\$128.97	
43	22 29 317 013	6 W. Roberts	Guthrie Tr	Alvarado	1431433056	TRD	Oct-14	\$272,500	1,348	1990 SPLFB	\$202.15	
44	22 29 318 012	6 W. Megan	Warhol Tr.	Zielinski	1407941070	TRD	Nov-13	\$255,000	1,760	1990 SPLFB	\$144.89	
45	22 29 319 012	10 W. Wend	Lambert	Acevedo	1402226070	WD	Jan-14	\$305,500	2,057	1990 2SFB	\$148.52	
46	22 29 319 015	4 W. Wend	Kaatz	Nappier	1423035030	WD	Jun-14	\$360,000	2,434	1991 1.5SFB	\$147.90	
47	22 29 321 009	1133 Florence	Konieczka	Allen	1215755132	WD	Apr-12	\$317,500	1,712	1990 SPLFB	\$185.46	
48	22 29 324 005	167 Erin	Chicago Ttl	Albrecht	1226446028	TRD	Aug-12	\$369,000	2,800	1996 2SFB	\$131.79	
49	22 29 325 003	1063 Hermes	Rehfus	Gabseviciute	1221541071	WD	Jul-12	\$420,000	3,047	1999 2SFB	\$137.84	
50	22 30 101 036	16548 New	Jud. Sales	Starko LLC	1217831029	SPD	Jun-12	\$240,500	1,526	1872 2SFB	\$157.60	Bank, LL.
51	22 30 101 047	16490 New	Forkel etal	Hedger	1207204081	WD	Mar-12	\$100,000	1,332	1933 1.5SF	\$75.08	
52	22 30 201 015	16374 New	Chicago Ttl	Hussey	1222749008	TRD	May-12	\$97,500	874	1919 1SF	\$111.56	
53	22 30 201 016/	16368 New	Senese	Christie	1308417031	WD	Oct-12	\$126,900	1,675	1939 1SF	\$75.76	
54	22 30 205 010	14 Timberline	Landmark Bldg.	Leise	1204747000	WD	Feb-12	\$281,000	1,803	1986 SPLFB	\$155.85	
55	22 30 205 033	20 Evergreen	Wirth	Janowski	1210822018	WD	Apr-12	\$285,000	2,465	1987 2SFB	\$115.62	
56	22 30 205 039	47 Timberline	Brombarek	Dunn	1310555102	WD	Apr-13	\$380,000	2,568	1994 2SF	\$147.98	
57	22 30 206 002	52 Timberline	Rychtarczyk	Sobol	1402801111	WD	Jan-14	\$280,000	1,330	1986 SPLFB	\$210.53	
58	22 30 206 035	79 W. Logan	Bertulis	Fostier	1221655042	WD	Jun-12	\$256,000	1,949	1987 2SF	\$131.35	
59	22 30 206 037	75 W. Logan	Levy Tr.	Faddis	1426104074	WD	Aug-14	\$320,000	1,843	1971 2SF	\$173.63	
60	22 30 207 013	11 Cedar Ct.	FMNA	Agnieszka	1205304064	SPD	Feb-12	\$247,000	2,722	1991 2SFB	\$90.74	Bank
61	22 30 207 013	11 Cedar Ct.	Medoniene	Jud. Sales	1075722107	WD	Feb-12	\$247,000	2,722	1991 2SFB	\$90.74	Bank
62	22 30 207 023	1 Cedar	Berming	Heiserman	1308141036	WD	Mar-13	\$327,500	2,572	1986 2SF	\$127.33	
63	22 30 207 047	14 Aspen	Chicago Ttl	Blaskevicius	1325433064	WD	Aug-13	\$277,500	1,845	1988 1SFB	\$150.41	
64	22 30 207 060	1 Aspen Ct.	Henderson	Polo	1216746003	WD	Jun-12	\$305,000	2,365	1987 2SFB	\$128.96	
65	22 30 208 002	1403 Briarcliffe	Derrigi Cont.	Sharp	1405042020	WD	Jan-14	\$499,000	3,376	2014 2SFB	\$147.81	New House
66	22 30 305 002	12670 Briarcliffe	Carpenter Tr	Highland	1328026026	TRD	Sep-13	\$575,736	3,452	2011 2SFB	\$166.78	
67	22 30 306 014	16701 Wilshire	159 Harlem	Demir	1331750013	WD	Oct-13	\$475,000	3,395	2006 1.5SB	\$139.91	
68	22 30 308 007	12473 Briarcliffe	Edwards Bld.	Greco	1213013027	WD	Apr-12	\$575,000	4,641	2006 2SFB	\$123.90	

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
69	22 30 308 008	12468 Province	Kittridge	Riesenberg	1330841141	WD	Oct-13	\$572,900	3,803	2005 2SFB	\$150.64	
70	22 30 308 009	12448 Province	Maurukas	Dismore	1203141034	WD	Jan-12	\$575,000	3,514	2006 2SB	\$163.63	
71	22 30 308 011	12408 Province	Duetsche Bnk	Columbia	1327704217	SPD	Aug-13	\$500,100	3,964	2005 2SFB	\$126.16	Bank
72	22 30 308 009	12448 Province	Dismore	Badescu	1420310031	WD	Jun-14	\$615,000	3,514	2006 2SFB	\$175.01	
73	22 30 309 009	12384 Thornberry	Biskup	Caruso	1420233203	WD	Jul-14	\$479,900	3,139	2014 2SFB	\$152.88	New House
74	22 30 310 001	12437 Province	Lekousia	Stringer	1316441020	WD	May-13	\$562,500	3,209	2013 2SFB	\$175.29	New House
75	22 30 310 011	12544 Thornberry	Standek Bld.	Rams	1401312044	WD	Dec-13	\$494,000	3,162	2013 2SFB	\$156.23	New House
76	22 30 311 001	12595 Thornberry	LeBlanc	Dolph	1322141097	WD	May-13	\$549,000	3,736	2006 2SFB	\$146.95	
77	22 30 311 005	12635 Thornberry	Chunduri	Kruse	1319601029	WD	Jun-13	\$550,000	3,381	2006 2SFB	\$162.67	
78	22 30 312 002	12345 Thornberry	Guzowski	Topor	1314235035	WD	Apr-13	\$445,000	3,669	2005 2SFB	\$121.29	
79	22 30 312 012	12445 Thornberry	Mack Inv 1	Bozin	1219241119	WD	Jun-12	\$555,000	4,273	2009 2SFB	\$129.89	
80	22 30 312 020	12535 Thornberry	DeRiggi Cont.	Grabowski	1317841070	WD	Jun-13	\$485,000	3,489	2011 2SFB	\$139.01	
81	22 30 313 010	16649 Sterling	Zyirbulis	Gubula	1425449099	WD	Sep-14	\$532,000	3,692	2008 2SFB	\$144.10	
82	22 30 404 009	109 Timberline	Rakauskas Est.	Yates	140933029	EXD	Mar-14	\$287,500	2,558	1994 1SFB	\$112.39	
83	22 30 405 014	66 W. Peiffer	Howe	Bryk	1319110120	WD	Apr-13	\$200,000	1,738	1982 SPLFB	\$115.07	Shrt Sle
84	22 30 405 015	68 W. Peiffer	FNMA	Kazla	1322535069	SPD	Jul-13	\$222,250	1,222	1982 SPLFB	\$181.87	Bank
85	22 30 406 004	112 Timberline	Lietz	Amberg	1413519059	WD	Apr-14	\$430,000	3,399	1994 2SFB	\$126.51	
86	22 30 406 013	93 Doolin	Regan Tr	Kelly	1420342079	TRD	Jun-14	\$435,000	3,139	1994 2SFB	\$138.58	
87	22 30 406 025	116 Doolin	Wilson	Strauss	1404513012	TRD	Jan-14	\$400,000	2,923	1997 2SFB	\$136.85	
88	22 30 407 009	117 Doolin	Baetz	Brumfield	1222357101	WD	Jul-12	\$282,000	2,739	1994 2SFB	\$102.96	
89	22 30 408 005	52 W. Roberta	Surin	Muller	1326826049	WD	Aug-13	\$399,000	3,270	1997 2SFB	\$122.02	
90	22 30 413 010	139 Doolin	Androvich	Adamjee Tr	1326735078	WD	Aug-13	\$357,500	2,583	1996 1SFB	\$138.40	
									1973		\$138.56	
Control												
91	22 20 315 019	230 E. Ill.	US Bank	Arbiser	1217335011	SPD	Jun-12	\$26,000	903	1887 1SFB	\$28.79	Bank
92	22 20 319 016	408 Lemont	Fairclough	Pima Prop.	1236246011	QCD	Dec-12	\$120,000	864	1950 1SF	\$138.89	Related
93	22 20 427 012	307 Cass	Petrik	Stanek	1326247014	WD	Sep-13	\$320,000	1,964	1996 2SF	\$162.93	
94	22 20 430 007	603 Porter	Boe	Boe	1214642018	WD	Apr-12	\$50,000	794	1905 1SF	\$62.97	Related
95	22 20 435 012	415 McCarthy	Old 2nd Bank	Old 2nd Bank	1314104126	TRD	Mar-13	\$0	704	1909 1SF	\$0.00	Related
96	22 20 435 012	415 McCarthy	Old 2nd Bank	Ptaszynski	1402201026	SPD	Dec-13	\$125,000	704	1909 1SF	\$177.56	Bank
97	22 20 437 034	709 McCarthy	Cullinovic Tr	Pignone	1332326070	TRD	Oct-11	\$185,000	1,240	1931 1SF	\$149.19	
98	22 20 438 015	427 Grant	Schitz	Hannebry Est.	1329526150	EXD	Oct-13	\$158,000	1,473	1930 1SF	\$107.26	
99	22 20 440 004	409 Lemont	Michaelsen	Kissick Etal	1432555074	WD	Nov-14	\$140,000	818	1927 1SF	\$171.15	
100	22 20 441 005	500 Ldchswski	Wells Fargo	Hennebry	1209646145	SPD	Mar-12	\$120,000	1,052	1958 1SF	\$114.07	Bank

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Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
101	22 20 441 016	522 Ldchswski	Plymtric Prop.	SMRT	1321026047	SPD	Jul-13 \$173,000	1,570	1950	1SB	\$110.19	Non Arms
102	22 21 200 010	14679 Main	HUD	N13 Invest.	1312246060	WD	Apr-13 \$109,049	1,008	1956	1SB	\$108.18	Bank
103	22 21 200 010	14679 Main	N13 Inv.	Balster	1329646028	WD	Oct-13 \$179,000	1,008	1956	1SB	\$177.58	Flip
104	22 21 303 008	10 Mayfair	FNMA	Davalia	1302401017	WD	Jan-13 \$300,000	2,680	1994	1SB	\$111.94	Bank
105	22 21 303 022	440 Wexford	VA	Baer	1311212029	QCD	Mar-13 \$297,239	2,833	1993	2SF	\$104.92	Bank
106	22 21 303 024	460 Wexford	Butler	Klukas	1207512027	WD	Feb-12 \$312,000	2,111	1991	2SFB	\$147.80	
107	22 21 303 026	480 Wexford	Christopher	Cerneckis	1416435071	WD	May-14 \$320,000	2,118	1993	2SFB	\$151.09	
108	22 21 303 042	4 Lindsay	Cammiso	Blatzer	1408542029	WD	Feb-14 \$369,000	2,172	1993	1SF	\$169.89	
109	22 21 305 022	5 Lenox	Kleeman	Hawrysz	1429301100	WD	Oct-14 \$343,000	2,111	1991	2SFB	\$162.48	
110	22 21 305 034	490 Wheeler	O'Connell Tr.	Otterbacher	1423035026	WD	Jul-14 \$325,000	2,538	1991	2SFB	\$128.05	
111	22 21 306 004	361 Wheeler	1st Mdwst Bnk	Skendzel	1217442010	SPD	Jun-12 \$300,000	2,605	1993	2SFB	\$115.16	Bank
112	22 21 307 020	5 Carley	Sytsma	Vasiliauskas	1431142003	LWD	Aug-14 \$785,000	4,229	2002	2SFB	\$185.62	
113	22 21 308 017	321 Komray	Perma & Costa	Wojczak	1334026078	WD	Sep-13 \$450,000	3,175	1999	2SFB	\$141.73	
114	22 21 311 001	1014 Stirrup	FNMA	Brazdelkis	1329033190	SPD	Sep-13 \$384,000	2,416	1997	2SFB	\$158.94	Bank
115	22 21 311 020	433 4th	Marrero	Katalynas	1410456030	WD	Apr-14 \$470,000	3,261	2002	2SFB	\$144.13	
116	22 21 401 010	11600 Center	Walker	Kellerman	1305719068	WD	Sep-12 \$365,000	2,140	1961	1SF	\$170.56	Log. LL
117	22 21 408 005	1249 118 th	Rybach	Girdler	1432349047	WD	Nov-14 \$265,000	1,872	1971	SPLFB	\$141.56	
118	22 21 409 020	2 Misko	Schochat Tr	Miller	1234926190	TRD	Nov-12 \$390,000	2,804	1997	2SFB	\$139.09	
119	22 21 412 010	1029 119th	Brown	Brookf. Relo	1230310101	WD	Aug-12 \$395,000	3,126	1993	2SFB	\$126.36	Relo
120	22 21 414 002	486 Senon	Kopf Tr.	Purkey	1407135022	WD	Feb-14 \$360,000	2,261	1999	1SFB	\$159.22	
121	22 27 100 025	14315 McCarthy	Manuel	Perch	1334347017	WD	Dec-13 \$265,000		1958			No Info
122	22 27 207 012	12150 Oxford	Sexton	Radtke	1426855007	WD	Sep-14 \$595,000	2,720	2002	2SFB	\$218.75	
123	22 27 302 039	12500 Derby	Pskocimas TR	Slenys	1430710029	WD	Aug-14 \$180,000	1,360	1956	1SF	\$132.35	
124	22 27 401 021	13730 McCarthy	Antle	Szafarski	1402201011	WD	Dec-13 \$375,000	2,629	1997	1SFB	\$142.64	
125	22 27 401 031	13756 McCarthy	Reed	Giles	1428735086	WD	Oct-14 \$355,000	2,775	1991	1SB	\$127.93	LL
126	22 27 406 002	39 Rffld Fthrs	Schaefer	Mircheva	1432301027	WD	Oct-14 \$549,137	2,935	1996	2SFB	\$187.10	
127	22 27 407 003	77 Rffld Fthrs	Holloway	Ingolia	1227246175	WD	Sep-12 \$450,000	4,105	1999	2SB	\$109.62	
128	22 28 100 013	1027 McCarthy	Nelson Tr.	Metzger	1425810082	TRD	Aug-14 \$130,000	1,326	1952	1.5SF	\$98.04	
129	22 28 102 012	491 5th	O'Keefe	Knieza	1323246074	WD	Jul-13 \$290,000	1,514	1993	1SFB	\$191.55	
130	22 28 102 023	485 5th	Johnson Tr	Burn	1320512089	TRD	Jun-13 \$163,000	1,367	1954	1SF	\$119.24	Family
131	22 28 104 002	1108 McCarthy	HUD	Mrowca	1225655107	SPD	Aug-12 \$37,200	998	1950	1SF	\$37.27	Bank
132	22 28 104 013	519 2nd	Diorio	Andrist	1210155019	WD	Mar-12 \$193,000	1,148	1988	SPLF	\$168.12	
133	22 28 104 051	560 4th	US Bank	Malcius	1222019120	SPD	Jul-12 \$43,500	1,308	1924	1SF	\$33.26	Bank
134	22 28 104 107	600 4th	Meyer	Orozzo	1317042027	WD	May-13 \$174,000	996	1956	1SF	\$174.70	Shrt Sle
135	22 28 104 119	1140 McCarthy	HUD	GS Prop.	1326310078	SPD	Aug-13 \$233,129	1,256	1981	SPLFB	\$185.61	Bank

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Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
136	22 28 104 129	511 2nd	Johnson	Dedalow	1335701118	WD	Nov-13	\$125,000	976	1881 1SF	\$128.07	
137	22 28 105 012	555 4th	Dauenheir Tr.	Ivanisevic	1414915016	WD	May-14	\$172,000	968	1978 1SF	\$177.69	
138	22 28 105 042	509 4th	Bnk of Amer.	Boyle Enter. Inc	1206626151	SPD	Feb-12	\$81,000	1,337	1957 1SF	\$60.58	
139	22 28 105 061	3 Country	Cealante Tr	Quimque	1220946080	WD	Jun-12	\$242,000	1,148	1990 SPLFB	\$210.80	
140	22 28 105 075	641 4th	PNC Bank	IH3 Prop.	1403426056	SPD	Jan-14	\$274,500	2,613	1999 2SB	\$105.05	Bank
141	22 28 107 005	680 Tmszowski	Deardurff	Stojcevski	1306547025	WD	Mar-13	\$267,000	1,448	1988 SPLFB	\$184.39	
142	22 28 107 008	710 Tmszowski	FNMA	Blazavich	1330204129	SPD	Sep-13	\$250,000	2,134	1988 1SB	\$117.15	Bank
143	22 28 107 013	760 Tmszowski	Reves	Kopec	1417855033	WD	Jun-14	\$368,000	1,607	1992 SPLFB	\$229.00	
144	22 28 107 020	731 Kruk	1st. Mdwst Bnk	Taylor	1216334033	TRD	May-12	\$262,000	2,021	1988 1SFB	\$129.64	
145	22 28 109 006	570 1st	Taylor Tr	Malak	1321935123	TRD	Jul-13	\$340,000	1,956	1991 1SB	\$173.82	
146	22 28 111 005	1166 Country	Agape Invest.	Cody	1414704047	WD	May-14	\$330,000	1,336	1990 SPLFB	\$247.01	
147	22 28 203 015	12140 Hillcrest	Lux	McDonnell	1219142106	WD	Jun-12	\$240,000	1,800	1990 1SFB	\$133.33	2 Parcels
148	22 28 204 006	11995 Hillcrest	Saindon	Kiem	1320304127	WD	Jun-13	\$300,000	2,130	1991 2SF	\$140.85	
149	22 28 204 007	12045 Hillcrest	Olkiewicz	Zyzniewski	1211012168	TRD	Apr-12	\$208,000	2,475	1976 1SB	\$84.04	
150	22 28 204 020	12030 Center	Bell	Kallai	1208135052	WD	Feb-12	\$192,000	1,679	1959 1SB	\$114.35	
151	22 28 205 013	12065 Center	Bevana Tr	Linder Ave.	1401035027	ED	Dec-13	\$120,000	1,408	1957 1SF	\$85.23	
152	22 28 205 014	12095 Center	Southard	Dawson	1217035012	WD	Jun-12	\$258,000	1,598	1956 1SF	\$161.45	
153	22 28 207 012	860 Kromray	Danya Est.	Jaskiewicz	1326355057	CD	Sep-13	\$276,500	1,700	1990 1SFB	\$162.65	
154	22 28 209 010	841 Kromray	Randazzo	Szaflarski	1313046158	WD	May-13	\$340,000	1,555	1990 SPLFB	\$218.65	
155	22 28 209 019	1224 Pendleton	Phelan	Sanders	1226112013	WD	Aug-12	\$430,000	2,114	1993 2SFB	\$203.41	
156	22 28 210 020	910 Woodcrest	Duraska Tr.	Pranskunas	1412041006	TRD	Apr-14	\$318,000	2,244	1990 2SFB	\$141.71	
157	22 28 211 001	124 Janas	Colaizzi	Kapusta	1305349033	WD	Feb-13	\$324,000	2,303	1993 2SFB	\$140.69	
158	22 28 211 004	801 Woodcrest	Van Koningaveld	Szynal	1333917001	WD	Nov-13	\$385,000	2,048	1990 1SFB	\$187.99	
159	22 28 211 005	891 Woodcrest	Mitic	Eliadia	1410619034	WD	Mar-14	\$340,000	3,438	1990 2SB	\$98.89	
160	22 28 214 018	4 Wild Oak	Old 2nd. Bank	Dzieman	1415626003	SPD	May-14	\$310,000	3,167	1996 2SB	\$97.88	Bank
161	22 28 217 003	601 Crrige Rdg	Eggebert	Kogut	1335455008	WD	Dec-13	\$355,000	2,404	1995 2SFB	\$147.67	
162	22 28 217 013	610 Crrige Rdg	Borzecki	Manolache	1327725146	WD	Sep-13	\$375,000	2,369	1996 1SB	\$158.29	
163	22 28 302 003	1035 Norwalk	Kozak Tr	Suwanda	1430710042	TRD	Oct-14	\$360,000	3,361	2000 1SB	\$107.11	
164	22 28 302 006	1047 Norwalk	Phillips	Tumasonis	1432904004	WD	Nov-14	\$305,000	2,091	2002 2SFB	\$145.86	
165	22 28 303 015	1056 Norwalk	Huckdeldt	Warchol	1422601021	WD	Jul-14	\$377,000	2,490	2000 2SFB	\$151.41	
166	22 28 305 012	6 Overton	Stndrd Bnk Tr	Hamernik	1223504058	TRD	Aug-12	\$395,900	2,534	1997 2SFB	\$156.24	
167	22 28 305 013	8 Overton	Stndrd Bnk Tr	Tommasi	1325504126	TRD	Aug-13	\$408,761	2,490	1997 2SFB	\$164.16	
168	22 28 306 038	1156 Covington	Jud. Sales	Right Resid.	1306555003	JD	Feb-13	\$224,228	2,127	2002 2SFB	\$105.42	Bank
169	22 28 306 038	1158 Covington	Right Resid.	Klislewski	1318601062	WD	May-13	\$331,000	2,127	2002 2SFB	\$155.62	Flip
170	22 28 306 045	1176 Camelot	Lane	Budraitiene	1224141064	WD	Aug-12	\$335,000	2,200	1999 2SFB	\$152.27	

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Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
171	22 28 307 005	790 Kromray	Willner	Kowalczyk	1216633042	WD	Jun-12	\$220,000	1,450	1996 SPLFB	\$151.72	Shrt Sle
172	22 28 308 009	1226 Woburn	FNMA	Liako	1412833000	SPD	Apr-14	\$355,000	3,035	2006 2SFB	\$116.97	Bank
173	22 28 308 017	1275 Pendleton	Kordowski	Husarik	1309426286	WD	Mar-13	\$370,000	3,035	2006 2SFB	\$121.91	
174	22 28 310 023	1127 Berkley	Beranek	Sagotz	1403404002	WD	Jan-14	\$430,000	3,035	2005 2SFB	\$141.68	
175	22 28 310 038	1278 Keough	Bernardy	Martlink	1226912030	WD	Sep-12	\$394,000	3,321	2006 2SFB	\$118.64	
176	22 28 312 001	1075 Norwalk	Pavlica	Swiercz	1203904198	WD	Feb-12	\$383,000	2,581	2000 1SFB	\$148.39	
177	22 28 314 002	1266 Chatham	Horbach	Chau	1216545012	WD	May-12	\$397,500	3,381	2002 2SFB	\$117.57	
178	22 28 407 007	1288 Drawbridge	Costello	Mietus	1304556061	WD	Feb-13	\$455,000	2,955	1994 2SFB	\$153.98	
179	22 28 408 003	1236 Camelot	Valaitis Tr	Deuschle	1317116013	TRD	Jun-13	\$392,000	3,048	1996 1SB	\$128.61	
180	22 28 408 007	1252 Camelot	Krzeczkowski	Kamradt	1218119089	WD	Jun-12	\$370,000	3,409	1996 2SFB	\$108.54	
181	22 28 408 013	1231 Abbey Oaks	Casey	Dixon	1315501082	WD	May-13	\$440,000	3,048	1997 2SB	\$144.36	
182	22 28 409 010	1233 Camelot	Fitzgerald	Anderson	1325541110	WD	Aug-13	\$340,000	2,120	1996 1SB	\$160.38	
183	22 28 410 014	1180 Covington	Pierce	Lempa	1421612011	WD	Jul-14	\$355,000	1,896	2002 1SB	\$187.24	
184	22 28 410 025	1340 St. Vin.	Ramos	Fabiano	1316501062	WD	May-13	\$410,000	3,381	2002 2SFB	\$121.27	Shrt Sle
185	22 28 411 003	1388 St. Vin.	Muersch	O'Brien Tr.	1410446052	WD	Apr-14	\$427,500	3,367	1994 2SB	\$126.97	
186	22 28 411 019	1125 St. Brend.	FNMA	Smith	1304235091	SPD	Jan-13	\$373,000	3,230	1996 2SB	\$115.48	Bank
187	22 28 411 039	1216 Pleasant	McKevitt Ex.	Rhone	1205504112	EXD	Feb-12	\$419,000	2,938	1997 2SB	\$142.61	
188	22 28 412 017	1380 Notre Dame	Baldwin	Antczak	1406435045	WD	Feb-14	\$485,000	3,297	1996 2SFB	\$147.10	
189	22 28 413 004	1385 St. Vin.	McAndrews	Millerck	1432104042	WD	Oct-14	\$490,000	3,268	1997 2SB	\$149.94	
190	22 28 415 012	1236 Auburn	Jasklewicz	Blinstrubalte	1327741072	WD	Sep-13	\$402,500	1,922	2009 1SB	\$209.42	
191	22 28 415 024	4 Auburn	Stndrd Bnk Tr	Wrublik	1208133024	TRD	Mar-12	\$395,000	2,637	2011 2SFB	\$149.79	
192	22 28 415 027	1221 Monmouth	Bartkowicz	Valentino	1419204056	WD	Jun-14	\$372,000	2,535	2006 2SFB	\$146.75	
193	22 28 416 002	1293 Drover	Koziel	Trench	1226541105	WD	Aug-12	\$395,000	3,381	2002 2SFB	\$116.83	
194	22 28 416 017	1273 Drover	Ulanski	Klisiewicz	1432110002	WD	Nov-14	\$385,000	2,535	2006 2SFB	\$151.87	
195	22 28 417 002	1297 Woburn	Krakar	Scaletta	1323941114	WD	Aug-13	\$395,000	3,381	2002 2SFB	\$116.83	
196	22 28 417 015	1257 Woburn	Benoit	Leonard	1322135247	WD	Jul-13	\$423,500	3,034	2006 2SFB	\$139.58	
197	22 29 200 008	207 E. Custer	Franks etal	Zeman	1222742060	WD	Aug-12	\$107,900	1,200	1887 1SF	\$89.92	
198	22 29 202 038	613 Walnut	JP Morgan	AWP Invest.	1300846093	SPD	Dec-12	\$79,000	1,871	1880 2SF	\$42.22	Bank
199	22 29 204 001	543 Czacki	TCF Bank	Sokolis	1403812041	SPD	Jan-14	\$135,000	960	1951 1SF	\$140.63	Bank
200	22 29 204 009	610 Czacki	Paskauskas	Paskauskas	1331826040	WD	Oct-13	\$170,000	864	1974 1SF	\$196.76	Family
201	22 29 209 010	540 McCarthy	Winke	Camedo LLC	1208619148	WD	Mar-12	\$100,000	1,200	1888 2SF	\$83.33	
202	22 29 210 007	801 Sobieski	Koski Est.	Smallwood	1322641182	EXD	Jul-13	\$188,600	1,603	1966 1SFB	\$117.65	
203	22 29 213 031	619 McCarthy	Valdes Tr	Makuch	1431842030	WD	Oct-14	\$185,000	1,072	1987 1SF	\$172.57	
204	22 29 213 032	606 Houston	Heartland Bnk	Tomia	1228326074	GD	Oct-12	\$192,000	1,279	1967 1SB	\$150.12	
205	22 29 213 033	608 Houston	Mierzwa	McCusker	1427301017	WD	Aug-14	\$239,000	1,234	1979 SPLFB	\$193.68	Divorce

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Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
206	22 29 214 017	607 Houston	Dikselis	Lellos	1210855050	WD	Apr-12	\$259,000	1,395	2002 SPLFB	\$185.66	
207	22 29 215 019	705 State	FHLM	Olkiewicz	1208635013	SPD	Feb-12	\$47,000	1,330	1950 1SF	\$35.34	Bank
208	22 29 216 002	304 Logan	Baltzer Tr	McLaughlan	1406655043	WD	Feb-14	\$267,000	1,768	1992 2SF	\$151.02	
209	22 29 217 010	722 Hickory	FNMA	Romo	1324233124	SPD	Jul-13	\$119,500	1,263	1894 1.5SF	\$94.62	Bank
210	22 29 218 001	320 E. Logan	Hoover	Swatec	1331001085	WD	Oct-13	\$130,000	918	1959 SPLFB	\$141.61	Short
211	22 29 218 019	714 East	Jud. Sales	Krajewska	1330116101	JD	Aug-13	\$34,000	768	1894 1SF	\$44.27	Bank
212	22 29 218 022	720 East	Horbach	Koroazewski	1429316023	WD	Sep-14	\$268,000	1,187	1988 1SF	\$225.78	
213	22 29 218 022	720 East	Stephens	Horbach	1216046170	WD	Jun-12	\$220,000	1,187	1988 1SF	\$185.34	
214	22 29 219 003	402 E. Logan	Madsen	Wong	1218119018	WD	Mar-12	\$32,000	1,176	1892 1SF	\$27.21	Shrt Sle
215	22 29 219 011	723 East	Hanley	Zlatic	1205446094	WD	Feb-12	\$288,000	1,647	1993 2SF	\$174.86	
216	22 29 220 011	733 Czacki	Condron	Heeg	1423810022	WD	Jul-14	\$230,000	2,357	1997 2SF	\$97.58	
217	22 29 220 015	710 Ldwchwski	Sandoval	Daley	1208312063	WD	Mar-12	\$211,000	1,431	1884 1SF	\$147.45	
218	22 29 225 006	212 Short	Alley	Stop Prop.	1303957533	WD	Feb-13	\$182,000	1,139	1988 1SF	\$159.79	
219	22 29 225 006	212 Short	HSBC Bank USA	Alley	1217418013	SPD	May-12	\$133,000	1,139	1988 1SF	\$116.77	Bank
220	22 29 225 008	216 Short	Greene	Jimenez Inv.	1214541045	SPD	May-12	\$47,000	1,372	1886 2SF	\$34.26	Bank
221	22 29 225 008	216 Short	HUD	Greene	1214541044	WD	May-12	\$28,000	1,372	1886 2SF	\$20.41	Fore.
222	22 29 227 037	301 Freehauf	Cstletwn Hms.	Huerta	1430135035	WD	Oct-14	\$350,000	1,967	2014 2SF	\$177.94	New House
223	22 29 228 009	315 Lintz	Mellon Bank	Bacius	1328156023	SPD	Sep-13	\$282,000	2,783	1992 2SFB	\$101.33	Bank
224	22 29 229 004	306 Lintz	Prairie Real	Clancy	1335126087	WD	Nov-13	\$72,000	2,078	2014 2SFB	\$34.65	
225	22 29 232 004	902 Hillview	Elgin & Hum	Koller	1322446023	WD	Aug-13	\$250,000	2,103	1978 2SFB	\$118.88	
226	22 29 232 021	324 Lintz	Williams	Carey	1416149045	WS	May-14	\$345,000	2,470	1996 2SF	\$139.68	
227	22 29 233 019	919 Hilltop	Ahlberg	Stoops	1229201081	WD	Sep-12	\$260,000	1,617	1978 SPLF	\$160.79	
228	22 29 233 025	419 Freehauf	Stukel	Nicholas	1420310058	WD	Jun-14	\$272,500	1,305	1978 SPLFB	\$208.81	
229	22 29 233 033	424 Schultz	Himes	Jennings	1401626097	WD	Jan-14	\$350,000	2,980	1986 2SF	\$117.45	
230	22 29 234 012	529 Keepataw	Biomgren	Styrczula	1416104053	WD	May-14	\$250,000	1,385	1984 1SB	\$180.51	
231	22 29 235 008	811 Houston	Milekowski	Viscum	1219246001	WD	Jul-12	\$271,500	2,449	1978 2SFB	\$110.86	
232	22 29 236 008	800 Houston	Miller Tr	Praqvdik	1305833073	TRD	Feb-13	\$215,000	1,320	1978 SPLFB	\$162.88	
233	22 29 404 002	1028 Cherokee	Stasiulis Tr.	Taylor	1320501057	TRD	Jun-13	\$130,000	992	1957 1SF	\$131.05	
234	22 29 404 002	1028 Cherokee	Taylor	Taylor	1426835025	WD	Aug-14	\$130,000	992	1957 1SF	\$131.05	Related
235	22 29 405 007	1026 Kim	Moodies	Bosley	1305715025	WD	Oct-12	\$172,000	920	1958 1SF	\$186.96	
236	22 29 405 017	308 Rosehill	Uher	Kolowski	1322141095	WD	Jun-13	\$255,000	1,693	1973 SPLFB	\$150.62	
237	22 29 406 002	1105 Cherokee	Smith	Krol	1304517047	WD	Sep-12	\$186,000	925	1959 1SF	\$201.08	
238	22 29 406 007	298 Keepataw	Horner Tr	Cammiso	1321826029	WD	Jul-13	\$151,500	920	1958 1SF	\$164.67	
239	22 29 406 011	1110 Kim	Pajewski	Murphy	1320735013	WD	Jul-13	\$158,000	925	1959 1SF	\$170.81	
240	22 29 407 015	1021 Kim	Broniec	Ulanski Tr	1433033032	WD	Nov-14	\$242,000	1,067	1973 SPLFB	\$226.80	

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
241	22 29 407 016	1019 Kim	Glembin Tr	Donegan	1402326017	WD	Dec-13	\$200,000	1,067	1973 SPLFB	\$187.44	
242	22 29 409 010	1015 Kip	Jud. Sales	2005 Scav.	1220044047	SPD	Apr-12	\$90,000	1,040	1973 SPLF	\$86.54	Bank
243	22 29 409 011	1013 Kip	Durham TR	Leitrich	1215933093	TRD	May-12	\$162,000	1,049	1972 SPLF	\$154.43	
244	22 29 409 013	329 Rosehill	Gonsicrowski	Pitts	1330504047	WD	Oct-13	\$260,000	1,434	1974 1SF	\$181.31	
245	22 29 410 006	1113 Kip	Galligani	Lalas	1314246018	WD	May-13	\$200,000	1,008	1959 1SF	\$198.41	
246	22 29 411 007	1028 Hillview	Cavanaugh Tr.	Cavanaugh	1411242004	TRD	Apr-14	\$200,000	1,307	1967 SPLF	\$153.02	Related
247	22 29 412 004	1112 Hillview	Peebles Est.	Purdue	1327535072	EXD	Aug-13	\$220,000	1,180	1966 1SFB	\$186.44	
248	22 29 412 007	1106 Hillview	Chicago Tr	Uza	1404112049	TRD	Jan-14	\$156,000	1,169	1966 SPLF	\$133.45	
249	22 29 412 017	1138 Hillview	Anderson	Kwiatkowski	1325501066	WD	Aug-13	\$249,000	1,240	1969 SPLFB	\$200.81	
250	22 29 413 010	1035 Hillview	McClafferty	Polino	1207534060	WD	Feb-12	\$125,000	1,080	1964 1SFB	\$115.74	
251	22 29 414 010	1029 Crestview	Ruzga	Ksiazek	1222141003	WD	Jul-12	\$174,000	1,154	1966 SPLFB	\$150.78	
252	22 29 414 017	506 Keepataw	Soprych	Kurab	1310233004	WD	Mar-13	\$240,000	2,183	1978 2SFB	\$109.94	
253	22 29 414 041	1017 Crestview	Morrison	Koopman	1428133022	WD	Sep-14	\$327,000	2,918	1986 SPLFB	\$112.06	
254	22 29 414 048	1027 Forest	Jacobsen Tr	Kazlauciusas	1222749001	TRD	Mar-12	\$265,000	2,652	1981 2SF	\$99.92	
255	22 29 416 063	1147 Glens	Tully	White	1415046012	WD	May-14	\$335,000	2,307	1986 2SFB	\$145.21	
256	22 29 417 001	404 Glenys	Baltudis	IH2 Prop.	1319746032	WD	Jul-13	\$220,000	1,461	1970 SPLFB	\$150.58	
257	22 29 419 024	1137 Gillian	Terwee	Duncan Tr	1320546112	WD	Jul-13	\$219,000	1,486	1987 SPLFB	\$147.38	
258	22 29 422 012	1143 Alpine	Dombrowski	Mikalauskas	1314435045	WD	May-13	\$240,000	1,382	1981 SPLF	\$173.66	Shrt Sle
259	22 29 423 010	408 Sara	Machowski	Jurinek	1331133040	WD	Nov-13	\$228,500	1,121	1986 SPLFB	\$203.84	
260	22 29 423 015	414 Sara	Klotz Tr.	Buti	1224412110	TRD	Aug-12	\$290,000	1,940	1982 1SFB	\$149.48	Related
261	22 29 423 017	1152 Glenys	Pawlowski	Janosik	1205504159	WD	Feb-12	\$235,000	2,080	1990 1SFB	\$112.98	
262	22 31 103 004	16499 Harvest	Tyrrell	White	1324701029	WD	Jul-13	\$435,500	3,056	2002 2SFB	\$142.51	
263	22 31 103 006	16471 Harvest	Cantarino	Molis	1322704000	WD	Jun-13	\$441,500	2,773	1999 2SFB	\$159.21	
264	22 31 103 007	16457 Harvest	Stutz	Callahan	1308417023	WD	Sep-12	\$395,000	2,715	1999 2SFB	\$145.49	
265	22 31 103 008	16443 Harvest	Raila	Freeman	1224311065	WD	Aug-12	\$420,000	2,773	1999 2SFB	\$151.46	
266	22 31 103 015	16480 Christopher	Chicago Ttl	Stark	1335733080	TRD	Dec-13	\$489,000	2,507	2013 1SB	\$195.05	New House
267	22 31 106 002	13066 Sunrise	Ruffolo	Satiropoulos	1322741065	WD	Jul-13	\$407,500	2,775	2002 2SFB	\$146.85	
268	22 31 106 018	12995 Fairway	Berger Tr	Patrick	1317901031	WD	Jun-13	\$330,000	2,554	1999 2SFB	\$129.21	
269	22 31 106 020	13023 Fairway	Ratajczak	Farrell	1328447041	WD	Oct-13	\$400,000	2,641	1999 2SFB	\$151.46	
270	22 31 107 015	12955 Sunrise	Stott	Maders	1226335058	WD	Sep-12	\$435,000	3,969	1999 2SFB	\$109.60	
271	22 31 108 002	12985 Blue Grass	Hardy	Rosenberger	1220155056	WD	Jun-12	\$390,000	3,377	2002 2SFB	\$115.49	
272	22 31 108 002	12985 Blue Grass	Rosenberger	Kelertas	1319655010	WD	Jun-13	\$405,000	3,377	2002 2SFB	\$119.93	Exc. Opt.
273	22 31 109 006	16570 Willow	Chicago Tr	McGrady	1329442093	TRD	Sep-13	\$484,874	3,955	2013 2SFB	\$122.60	New House
274	22 31 109 007	16550 Willow	Quesnel	Chicago Tr.	1414733044	TRD	May-14	\$490,700	3,976	2014 2SFB	\$123.42	New House
275	22 31 109 008	16530 Willow	Chicago Ttl	Cohn	1427610067	TRD	Sep-14	\$489,000	3,287	2014 2SFB	\$148.77	New House

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.				Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
276	22	31	110	012	16414 Willow	Chicago Ttl	Wolf	1334641056	TRD	Nov-13	\$450,000	3,603	2013	2SFB	\$124.90 New House
277	22	31	112	001	16727 W. Pasture	Bee. Dill Hms	Mrqute. Bnk	1420935001	DT	Jul-14	\$588,838	3,296	2014	2SFB	\$178.65 New House
278	22	31	112	004	16685 Pasture	Bee. Dill Hms	Stock	1405647027	WD	Feb-14	\$449,910	3,308	2014	2SFB	\$136.01 New House
279	22	31	113	005	16670 Pasture	Cstletwn Hms.	Lorenz	1224411072	WD	Aug-12	\$640,000		2015		No Info.
280	22	31	203	001	13090 Klappa	Cstletwn Hms.	Leyden	1430704034	WD	Sep-14	\$445,000	3,640	2014	2SFB	\$122.25 New House
281	22	31	205	002	13073 Klappa	Natstar. Mort.	Dublino	1428735084	SPD	Aug-14	\$532,350	3,428	2002	2SFB	\$155.29 Bank
282	22	31	205	008	16322 Stny Brook	Coffman Tr	Schaldecker	1329141158	TRD	Sep-13	\$620,000	3,594	2005	2SFB	\$172.51
283	22	31	206	002	12977 Klappa	Cstletwn Hms.	Moran	1430233050	WD	Apr-14	\$509,000	4,148	2014	2SFB	\$122.71 New House
284	22	31	206	003	12961 Klappa	FMNA	Wajda	1218011025	SPD	Jun-12	\$448,000	4,043	2002	2SB	\$110.81 Bank
285	22	31	206	008	12881 Kappa	Grob	Briski	1311912101	WD	Apr-13	\$442,000	3,532	2002	2SFB	\$125.14
286	22	31	206	020	12992 S. Mayfair	Cntrysde Bnk	Jovanivich	1330241053	TRD	Oct-13	\$433,880	3,393	2011	2SFB	\$127.88
287	22	31	207	001	12991 Mayfair	Meyer	Pazdan	1212218022	WD	Mar-12	\$360,000	2,382	2005	1SB	\$151.13
288	22	31	207	006	12891 Mayfair	Morgan Chase	Woulfe	1208041141	SPD	Mar-12	\$300,000	3,052	2005	1SB	\$98.30 Bank
289	22	31	207	012	12751 Mayfair	Cntrysde Bnk	Charca	1319601060	TRD	Jun-13	\$439,000	3,166	2011	2SFB	\$138.66
290	22	31	304	005	4 Vlly View	Hartle	Leatherman	1211012158	WD	Apr-12	\$298,500	2,837	1988	2SFB	\$105.22
291	22	31	307	003	23 Longwood	Chicago Ttl	Herout	1424157179	TRD	Aug-14	\$557,500	4,813	1996	2SFB	\$115.83
292	22	31	402	020	16119 135th	Wondrasek	Carlson	1224442137	WD	Aug-12	\$164,000	1,385	1965	1SB	\$118.41
293	22	31	402	022	16103 135th	Pytlewski Tr.	Guzy	1428101053	TRD	Sep-14	\$150,000	1,427	1956	1SF	\$105.12
294	22	32	103	010	1314 Leinster	Doebert Tr.	Darovic	1411242007	TRD	Apr-14	\$345,500	2,894	1986	2SF	\$119.38
295	22	32	103	023	1279 Acron	Hadlock	Lyons	1311533075	WD	Apr-13	\$497,000	3,244	1991	2SFB	\$153.21
296	22	32	108	005	182 Munster	Carvell	Bruzzino	1307956005	WD	Feb-13	\$275,000	3,497	1982	2SFB	\$78.64
297	22	32	109	004	1216 Leinster	US Bank	Maurukas	1207912104	SPD	Feb-12	\$374,000	3,818	1993	2SFB	\$97.96 Bank
298	22	32	114	006	1269 Eagle Crest	Moravek	Petri	1220033083	WD	Jul-12	\$390,000	2,748	1991	2SB	\$141.92
299	22	32	115	003	32 Deer	Chicago Ttl	Klass	1403841019	TRD	Jan-14	\$417,000	3,570	1991	2SFB	\$116.81
300	22	32	117	020	1230 Arbor	Mrquutt Bnk TR	Morawa	1413446076	TRD	May-14	\$385,000	3,072	1997	2SFB	\$125.33
301	22	32	200	010	15529 129th	Laughlin	Koziol	1415626097	WD	May-14	\$250,000	1,315	1979	SPLF	\$190.11
302	22	32	203	018	15330 129th	Townsend	Licata	1218546064	WD	Jun-12	\$190,000	1,766	1958	2SF	\$107.59
303	22	32	203	019	15344 129th	REO OWB	Zahradnicek	1208847011	SPD	Mar-12	\$113,000	1,384	1958	1SF	\$81.65 Bank
304	22	32	208	005	15357 130th	Jud. Sales	RDG Fund 1	1206039152	SPD	Feb-12	\$341,000	2,809	1993	2SFB	\$121.40 Bank
305	22	32	303	003	20 Emily	FNMA	Ceseviciene	1411235107	SPD	Apr-14	\$340,000	2,218	1990	1SFB	\$153.29 Bank
306	22	32	303	019	15344 W. 129th	QWB REO	Zahradnucek	1208847011	SPD	Mar-12	\$113,000	1,384	1958	1SF	\$81.65 Bank
307	22	32	306	001	1327 Acorn	Mrquutt Bnk TR	Zezulka	1427634031	WD	Sep-14	\$625,000	4,884	2003	2SB	\$127.97
308	22	32	306	005	1343 Acorn	Jud. Sales	Cirrus Inv.	1421116060	SPD	Jul-14	\$416,300	4,929	2005	2SB	\$84.46 Bank
309	22	32	307	001	1346 Cypress	Cullen Tr	Perri	1225516042	WD	Aug-12	\$595,000	3,818	2005	2SB	\$155.84
310	22	32	307	003	1336 Cypress	Leyden	Lepont Tr	140535087	WD	Jan-14	\$512,500	3,290	2002	2SB	\$155.78

Appendix IIa: Continued on Next Page.

Appendix IIa: Continued.

Sale	Parcel No.				Address	Grantor	Grantee	Doc. No.		Sale Price	Size	Age	Style	\$/Ft2	Notes
311	22	32	400	008	13302 Archer	Edmiston	Rohrer	1212842000	WD	Apr-12	\$265,000	2,015	1986 1SF	\$131.51	LL
312	22	32	400	021	7 Katie	Stako LLC	Budz	1223450032	WD	Aug-12	\$262,500	2,473	1988 2SFB	\$106.15	
313	22	33	103	013	12926 Archer	Hundal	Suchmiel	1403841015	WD	Jan-14	\$410,000	2,207	1974 1SB	\$185.77	LL
314	22	33	109	001	1401 Chestnut	Claes	Kappas	1415626015	WD	May-14	\$441,500	3,368	1999 2SFB	\$131.09	
315	22	33	112	008	15139 Newberry	Messer	Jurgilene	1417526013	WD	Jun-14	\$520,000	3,275	1996 2SB	\$158.78	
316	22	33	112	015	15104 Orchard	Smith	Cagney	1311548014	WD	Apr-13	\$446,750	3,338	1999 2SB	\$133.84	
317	22	33	113	001	14896 Ashford	Scanian	Kijaic	13178460967	WD	May-13	\$320,000	2,245	1997 1SFB	\$142.54	
318	22	33	113	024	14758 Ashford	Griffin	Putt	1307333055	WD	Mar-13	\$335,000	2,687	1997 2SFB	\$124.67	
319	22	33	114	013	14795 Ashford	PNC Bank	Miravinskaite	1316455068	SPD	May-13	\$361,000	2,992	1999 2SFB	\$120.66	Bank
320	22	33	116	001	1349 Krystyna	Cstletwn Hms.	Plahm	1401433022	WD	Dec-13	\$533,000	3,434	2013 2SFB	\$155.21	New House
321	22	33	116	002	1338 Krynstyna	Cstletwn Hms.	Vysniauskas	1411835006	WD	Apr-14	\$535,000	2,972	2014 2SFB	\$180.01	New House
322	22	33	116	004	1322 Krystyna	Cstletwn Hms.	Bacigalupo	1300326082	WD	Nov-12	\$479,000	3,264	2011 2SFB	\$146.75	
323	22	33	116	005	1314 Krystyna	Cstletwn Hms.	Molnar	1403501070	WD	Jan-14	\$461,000	3,095	2014 2SFB	\$148.95	New House
324	22	33	116	006	1306 Krystyna	Cstletwn Hms.	Zogby	1417126032	WD	May-14	\$468,226	3,163	2014 2SFB	\$148.03	New House
325	22	33	116	007	1300 Krystyna	Cstletwn Hms.	Stiles	1317104000	WD	May-13	\$450,000	3,074	2011 2SFB	\$146.39	
326	22	33	116	008	1307 Krystyna	Cstletwn Hms.	Michals	1319301076	WD	Apr-13	\$498,000	3,264	2011 2SFB	\$152.57	
327	22	33	116	009	1315 Krystyna	Cstletwn Hms.	Wagner	1320501088	WD	May-13	\$485,000	2,450	2011 2SFB	\$197.96	Mdl Hse
328	22	33	116	012	1312 Krystyna	Cstletwn Hms.	Pensingier	1227933015	WD	Sep-12	\$452,750	3,121	2011 2SFB	\$145.07	
329	22	33	116	013	1304 Krystyna	Cstletwn Hms.	Nelson	1305026007	WD	Feb-13	\$515,000	3,343	2011 2SFB	\$154.05	New Home
330	22	33	117	001	1303 Krystyna	Cstletwn Hms.	Swendsen	1319142000	WD	Jun-13	\$459,000	3,096	2011 2SFB	\$148.26	
331	22	33	117	002	1311 Krystyna	Cstletwn Hms.	Holub	1301401040	WD	Nov-12	\$615,000	3,769	2011 2SFB	\$163.17	New Home
332	22	33	117	003	1319 Krystyna	Cstletwn Hms.	Gronchocinski	1332325061	WD	Nov-13	\$531,000	3,025	2013 2SFB	\$175.54	New Home
333	22	33	117	004	1327 Krynstyna	Cstletwn Hms.	Drilinga	1431433003	WD	Oct-14	\$515,000	2,963	2014 2SFB	\$173.81	New Home
334	22	33	117	005	1149 128th	Cstletwn Hms.	Burns	1318212055	WD	Apr-13	\$450,000	3,227	2011 2SFB	\$139.45	
335	22	33	118	002	1158 128th	Cstletwn Hms.	Walczak	1320635052	WD	Jun-13	\$529,400	3,769	2011 2SFB	\$140.46	
336	22	33	118	003	1166 128th	Cstletwn Hms.	Hensley	1321312027	WD	May-13	\$585,600	3,695	2011 2SFB	\$158.48	
337	22	33	118	006	1339 Krystyna	Cstletwn Hms.	Beranek	1402801002	WD	Oct-13	\$588,200	4,201	2013 2SFB	\$140.01	New House
338	22	33	118	010	1190 128th	Cstletwn Hms.	DeMent	1418112005	WD	Apr-14	\$499,000	3,296	2014 2SFB	\$151.40	New House
339	22	33	203	011	14571 131 St	Lawson Tr.	Granner	1305135032	WD	Feb-13	\$475,000	1,590	1948 1SB	\$298.74	LL
340	22	33	404	014	14790 Hickory	Melrose Hldng	Antolak	1220504045	SPD	Jul-12	\$180,000	2,202	1954 1SF	\$81.74	Bank, LL.
												1983	\$139.55		

Appendix IIb: Arm's Length Sales, Lemont, Illinois.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft <sup>2</sup>	
Target:												
1	22 20 317 002	6/28/12	\$200,000	1,537	1911	2SF	1	0	2	Full/Unf.	\$130.12	
2	22 20 314 008	7/12/12	\$125,000	1,358	1948	1SF	1	1	1	Full/Rec	\$92.05	
3	22 29 100 023	6/10/14	\$262,500	1,680	1970	1SB	2.5	1	2	Full/Rec.	\$156.25	
4	22 29 100 024	5/30/13	\$235,000	1,373	1974	SPLFB	1.5	0	2	Part/Rec.	\$171.16	
5	22 29 101 004	7/21/14	\$142,000	1,328	1925	1SF	1	0	1	Slab	\$106.93	
6	22 29 101 007	2/4/13	\$265,000	2,098	1926	2SF	2	0	2	Full/Unf.	\$126.31	
7	22 29 102 010	6/18/14	\$245,000	1,816	1948	2SF	1	0	0	Full/Unf.	\$134.91	
8	22 29 103 005	12/17/12	\$240,000	1,560	1889	2SF	1.5	1	2	Full/Unf.	\$153.85	
9	22 29 103 014	3/13/12	\$95,000	864	1957	1SF	1	0	0	Crawl	\$109.95	
10	22 29 106 017	6/6/14	\$240,000	1,566	1916	1.5SF	2	0	3	Full/Unf.	\$153.26	
12	22 29 109 015	8/8/13	\$195,000	1,008	1958	1SB	1	0	1	Full/Unf.	\$193.45	
13	22 29 110 005	5/6/13	\$125,000	1,116	1879	1SF	1	0	3	Part/Unf.	\$112.01	
14	22 29 110 018	12/4/13	\$250,000	1,920	1908	1.5SF	2	0	3	Full/Unf.	\$130.21	
15	22 29 110 025	3/15/13	\$148,000	2,023	1918	2SB	1.5	1	0	Full/Unf.	\$73.16	
17	22 29 112 025	5/1/12	\$267,000	1,613	1973	1SB	2	1	2	Full/Rec.	\$165.53	
18	22 29 113 008	8/26/14	\$342,500	2,035	1922	2SF	2.5	0	2	Full/Unf.	\$168.30	
20	22 29 114 019	11/3/14	\$148,000	1,187	1961	SPLFB	1	0	CP	Slab	\$124.68	
21	22 29 114 025	1/25/12	\$365,000	2,390	2005	2SFB	2.5	0	2	Full/Unf.	\$152.72	
23	22 29 115 020	6/27/13	\$182,000	1,000	1960	2SF	1	0	3	Full/Unf.	\$182.00	
24	22 29 116 005	2/15/13	\$135,000	1,327	1888	2SF	1.5	1	2	Part/Rec.	\$101.73	
26	22 29 116 018	11/12/13	\$142,500	1,737	1940	1.5SF	1	1	2	Full/Unf.	\$82.04	
28	22 29 120 005	4/28/14	\$240,000	1,369	1958	SPLFB	1	0	2	Part/Rec.	\$175.31	
29	22 29 120 009	1/10/13	\$175,000	1,414	1960	1SB	1	0	None	Full/Unf.	\$123.76	
30	22 29 127 002	3/22/13	\$333,000	2,405	1990	1.5SFB	2.5	1	2	Part/Unf.	\$138.46	
31	22 29 301 029	10/28/14	\$521,000	3,883	2002	2SFB	3.5	3	2	Full/Rec.	\$134.17	
32	22 29 303 002	7/24/13	\$500,000	4,054	2002	2SF	3.5	1	2	Full/Rec.	\$123.33	
33	22 29 303 004	7/11/12	\$110,000	630	1948	1SF	1	1	2	Crawl	\$174.60	
37	22 29 311 005	1/31/13	\$150,000	1,040	1963	1SB	1	0	1	Full/Unf.	\$144.23	
39	22 29 315 002	5/31/12	\$375,000	2,196	1990	1SB	2	1	2	Full/Unf.	\$170.77	
41	22 29 316 011	8/1/13	\$316,000	2,288	1990	2SFB	2.5	1	2	Full/Unf.	\$138.11	
42	22 29 316 018	7/25/14	\$520,000	4,032	2006	2SFB	3.5	3	3	Full/Rec.	\$128.97	
43	22 29 317 013	10/24/14	\$272,500	1,348	1990	SPLFB	2.5	1	2	Part/Rec.	\$202.15	
44	22 29 318 012	11/26/13	\$255,000	1,760	1990	SPLFB	2.5	1	2	Part/Rec.	\$144.89	
45	22 29 319 012	1/22/14	\$305,500	2,057	1990	2SFB	2.5	1	2	Full/Unf.	\$148.52	
46	22 29 319 015	6/25/14	\$360,000	2,434	1991	1.5SFB	2.5	1	2	Full/Unf.	\$147.90	
47	22 29 321 009	4/25/12	\$317,500	1,712	1990	SPLFB	2.5	1	2	Part/Rec	\$185.46	
48	22 29 324 005	8/8/12	\$369,000	2,800	1996	2SFB	2.5	1	2	Full/Unf.	\$131.79	
49	22 29 325 003	7/13/12	\$420,000	3,047	1999	2SFB	2.5	1	3	Full/Rec	\$137.84	
51	22 30 101 047	3/1/12	\$100,000	1,332	1933	1.5SF	1.5	0	2	Part/Unf.	\$75.08	
52	22 30 201 015	5/11/12	\$97,500	874	1919	1SF	1	0	2	Slab	\$111.56	
53	22 30 201 016/	10/2/12	\$126,900	1,675	1939	1SF	1.5	0	3	Part/Unf.	\$75.76	
54	22 30 205 010	2/13/12	\$281,000	1,803	1986	SPLFB	3.5	1	2	Part/Rec.	\$155.85	
55	22 30 205 033	4/3/12	\$285,000	2,465	1987	2SFB	2.5	1	2	Part/Unf.	\$115.62	
56	22 30 205 039	4/2/13	\$380,000	2,568	1994	2SF	2.5	1	2	Full/Unf.	\$147.98	
57	22 30 206 002	1/8/14	\$280,000	1,330	1986	SPLFB	1.5	1	2	Part/Rec.	\$210.53	
58	22 30 206 035	6/27/12	\$256,000	1,949	1987	2SF	1.5	1	2	Part/Unf.	\$131.35	

Appendix IIb: Continued on Next Page.

Appendix IIb: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft <sup>2</sup>
59	22 30 206 037	8/21/14	\$320,000	1,843	1971	2SF	2.5	0	2	Part/Unf.	\$173.63
62	22 30 207 023	3/14/13	\$327,500	2,572	1986	2SF	2.5	1	3	Crawl	\$127.33
63	22 30 207 047	8/9/13	\$277,500	1,845	1988	1SFB	1.5	1	2	Part/Unf.	\$150.41
64	22 30 207 060	6/11/12	\$305,000	2,365	1987	2SFB	2.5	0	2	Full/Unf.	\$128.96
65	22 30 208 002	1/31/14	\$499,000	3,376	2014	2SFB	2.5	1	3	Full/Unf.	\$147.81
66	22 30 305 002	9/5/13	\$575,736	3,452	2011	2SFB	2	2	3	Full/Rec.	\$166.78
67	22 30 306 014	10/25/13	\$475,000	3,395	2006	1.5SB	3.5	3	3	Full/Unf.	\$139.91
68	22 30 308 007	4/15/12	\$575,000	4,641	2006	2SFB	3.5	2	3	Fuu/Unf.	\$123.90
69	22 30 308 008	10/15/13	\$572,900	3,803	2005	2SFB	4	2	3	Full/Unf.	\$150.64
70	22 30 308 009	1/19/12	\$575,000	3,514	2006	2SB	2.5	2	3	Full/Unf.	\$163.63
72	22 30 308 009	6/27/14	\$615,000	3,514	2006	2SFB	2.5	2	3	Full/Unf.	\$175.01
73	22 30 309 009	7/3/14	\$479,900	3,139	2014	2SFB	3.5	1	3	Full/Unf.	\$152.88
74	22 30 310 001	5/31/13	\$562,500	3,209	2013	2SFB	3.5	1	3	Full/Unf.	\$175.29
75	22 30 310 011	12/20/13	\$494,000	3,162	2013	2SFB	2.5	1	3	Full/Unf.	\$156.23
76	22 30 311 001	5/29/13	\$549,000	3,736	2006	2SFB	3.5	2	3	Full/Unf.	\$146.95
77	22 30 311 005	6/18/13	\$550,000	3,381	2006	2SFB	3.5	1	3	Full/Unf.	\$162.67
78	22 30 312 002	4/26/13	\$445,000	3,669	2005	2SFB	2.5	2	3	Full/Unf.	\$121.29
79	22 30 312 012	6/12/12	\$555,000	4,273	2009	2SFB	3.5	2	3	Full/Unf.	\$129.89
80	22 30 312 020	6/7/13	\$485,000	3,489	2011	2SFB	3	1	3	Full/Unf.	\$139.01
81	22 30 313 010	9/2/14	\$532,000	3,692	2008	2SFB	2.5	0	3	Full/Unf.	\$144.10
82	22 30 404 009	3/13/14	\$287,500	2,558	1994	1SFB	2.5	1	2	Part/Unf.	\$112.39
85	22 30 406 004	4/24/14	\$430,000	3,399	1994	2SFB	2.5	1	3	Full/Rec.	\$126.51
86	22 30 406 013	6/30/14	\$435,000	3,139	1994	2SFB	2.5	1	2	Full/Unf.	\$138.58
87	22 30 406 025	1/4/14	\$400,000	2,923	1997	2SFB	2.5	1	3	Full/Unf.	\$136.85
88	22 30 407 009	7/23/12	\$282,000	2,739	1994	2SFB	2.5	1	2	Full/Unf.	\$102.96
89	22 30 408 005	8/23/13	\$399,000	3,270	1997	2SFB	2.5	1	2	Full/Unf.	\$122.02
90	22 30 413 010	8/26/13	\$357,500	2,583	1996	1SFB	3	1	2	Part/Unf.	\$138.40
Average:					1975						\$140.39
Control											
93	22 20 427 012	9/11/13	\$320,000	1,964	1996	2SF	1.5	0	2	Full/Unf.	\$162.93
97	22 20 437 034	10/30/11	\$185,000	1,240	1931	1SF	1.5	0	2	Full/Unf.	\$149.19
98	22 20 438 015	10/1/13	\$158,000	1,473	1930	1SF	1	0	0	Full/Unf.	\$107.26
99	22 20 440 004	11/4/14	\$140,000	818	1927	1SF	1	0	0	Full/Rec.	\$171.15
106	22 21 303 024	2/24/12	\$312,000	2,111	1991	2SFB	2.5	1	2	Part/Unf.	\$147.80
107	22 21 303 026	5/21/14	\$320,000	2,118	1993	2SFB	1.5	1	2	Part/Unf.	\$151.09
108	22 21 303 042	2/28/14	\$369,000	2,172	1993	1SF	1.5	1	3	Full/Unf.	\$169.89
109	22 21 305 022	10/17/14	\$343,000	2,111	1991	2SFB	2.5	1	2	Part/Unf.	\$162.48
110	22 21 305 034	7/19/14	\$325,000	2,538	1991	2SFB	2.5	1	2	Full/Unf.	\$128.05
112	22 21 307 020	8/22/14	\$785,000	4,229	2002	2SFB	4	1	4	Full/Unf.	\$185.62
113	22 21 308 017	9/23/13	\$450,000	3,175	1999	2SFB	2.5	1	2	Full/Unf.	\$141.73
115	22 21 311 020	4/6/14	\$470,000	3,261	2002	2SFB	2.5	1	2	Full/Unf.	\$144.13
116	22 21 401 010	9/28/12	\$365,000	2,140	1961	1SF	2	0	0	Full/Unf.	\$170.56
117	22 21 408 005	11/14/14	\$265,000	1,872	1971	SPLFB	2.5	1	2	Part/Rec.	\$141.56
118	22 21 409 020	11/14/12	\$390,000	2,804	1997	2SFB	2.5	1	2	Full/Unf.	\$139.09
120	22 21 414 002	2/20/14	\$360,000	2,261	1999	1SFB	2	1	2	Full/Unf.	\$159.22
122	22 27 207 012	9/19/14	\$595,000	2,720	2002	2SFB	2.5	1	3	Full/Unf.	\$218.75

Appendix IIb: Continued on Next Page.

Appendix IIb: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft <sup>2</sup>
123	22 27 302 039	8/17/14	\$180,000	1,360	1956	1SF	1	1	0	Full/Unf.	\$132.35
124	22 27 401 021	12/30/13	\$375,000	2,629	1997	1SFB	2.5	1	3	Full/Unf.	\$142.64
125	22 27 401 031	10/2/14	\$355,000	2,775	1991	1SB	2.5	1	2	Full/Unf.	\$127.93
126	22 27 406 002	10/16/14	\$549,137	2,935	1996	2SFB	3	1	4	Full/Unf.	\$187.10
127	22 27 407 003	9/21/12	\$450,000	4,105	1999	2SB	2	1	3	Full/Unf.	\$109.62
128	22 28 100 013	8/14/14	\$130,000	1,326	1952	1.5SF	1	0	2	Full/Unf.	\$98.04
129	22 28 102 012	7/10/13	\$290,000	1,514	1993	1SFB	2.5	0	2	Part/Rec.	\$191.55
132	22 28 104 013	3/28/12	\$193,000	1,148	1988	SPLF	1.5	0	2	Part/Rec	\$168.12
136	22 28 104 129	11/27/13	\$125,000	976	1881	1SF	1	0	0	Full/Rec.	\$128.07
137	22 28 105 012	5/22/14	\$172,000	968	1978	1SF	1	0	2	Full/Unf.	\$177.69
139	22 28 105 061	6/14/12	\$242,000	1,148	1990	SPLFB	1.5	1	2	Part/Rec.	\$210.80
141	22 28 107 005	3/1/13	\$267,000	1,448	1988	SPLFB	2.5	1	3	Part/Rec.	\$184.39
143	22 28 107 013	6/25/14	\$368,000	1,607	1992	SPLFB	2.5	1	2	Part/Rec.	\$229.00
144	22 28 107 020	5/25/12	\$262,000	2,021	1988	1SFB	2.5	1	3	Full/Unf.	\$129.64
145	22 28 109 006	7/11/13	\$340,000	1,956	1991	1SB	2.5	1	3	Full/Unf.	\$173.82
146	22 28 111 005	5/12/14	\$330,000	1,336	1990	SPLFB	2	1	2	Part/Rec.	\$247.01
147	22 28 203 015	6/19/12	\$240,000	1,800	1990	1SFB	2	1	2	Part/Rec	\$133.33
148	22 28 204 006	6/27/13	\$300,000	2,130	1991	2SF	2.5	1	3	Part/Unf.	\$140.85
149	22 28 204 007	4/13/12	\$208,000	2,475	1976	1SB	2	0	2	Crawl	\$84.04
150	22 28 204 020	2/27/12	\$192,000	1,679	1959	1SB	2	0	2	Full/Unf.	\$114.35
151	22 28 205 013	12/18/13	\$120,000	1,408	1957	1SF	2	0	3	Slab	\$85.23
152	22 28 205 014	6/8/12	\$258,000	1,598	1956	1SF	2.5	1	2	Crawl	\$161.45
154	22 28 209 010	5/8/13	\$340,000	1,555	1990	SPLFB	2.5	1	2	Part/Rec.	\$218.65
155	22 28 209 019	8/17/12	\$430,000	2,114	1993	2SFB	2	1	2	Full/Unf.	\$203.41
156	22 28 210 020	4/23/14	\$318,000	2,244	1990	2SFB	2.5	1	2	Part/Unf.	\$141.71
157	22 28 211 001	2/15/13	\$324,000	2,303	1993	2SFB	2.5	1	3	Part/Unf.	\$140.69
158	22 28 211 004	11/20/13	\$385,000	2,048	1990	1SFB	2	1	2	Part/Rec.	\$187.99
159	22 28 211 005	3/31/14	\$340,000	3,438	1990	2SB	2.5	1	2	Part/Unf.	\$98.89
161	22 28 217 003	12/17/13	\$355,000	2,404	1995	2SFB	2.5	1	3	Full/Unf.	\$147.67
162	22 28 217 013	9/5/13	\$375,000	2,369	1996	1SB	2.5	1	2	Part/Rec.	\$158.29
163	22 28 302 003	10/27/14	\$360,000	3,361	2000	1SB	2	1	2	Full/Unf.	\$107.11
164	22 28 302 006	11/4/14	\$305,000	2,091	2002	2SFB	3.5	1	3	Full/Rec.	\$145.86
165	22 28 303 015	7/25/14	\$377,000	2,490	2000	2SFB	2.5	1	2	Full/Unf.	\$151.41
166	22 28 305 012	8/15/12	\$395,900	2,534	1997	2SFB	2.5	1	3	Full/Unf.	\$156.24
167	22 28 305 013	8/16/13	\$408,761	2,490	1997	2SFB	2.5	1	3	Full/Unf.	\$164.16
170	22 28 306 045	8/16/12	\$335,000	2,200	1999	2SFB	2.5	1	2	Full/Unf.	\$152.27
173	22 28 308 017	3/22/13	\$370,000	3,035	2006	2SFB	2.5	1	3	Part/Unf.	\$121.91
174	22 28 310 023	1/3/14	\$430,000	3,035	2005	2SFB	2.5	1	3	Full/Unf.	\$141.68
175	22 28 310 038	9/18/12	\$394,000	3,321	2006	2SFB	2.5	1	3	Part/Unf.	\$118.64
176	22 28 312 001	2/3/12	\$383,000	2,581	2000	1SFB	2.5	1	2	Full/Unf.	\$148.39
177	22 28 314 002	5/15/12	\$397,500	3,381	2002	2SFB	2.5	1	2	Part/Unf.	\$117.57
178	22 28 407 007	2/4/13	\$455,000	2,955	1994	2SFB	2.5	1	3	Full/Unf.	\$153.98
179	22 28 408 003	6/13/13	\$392,000	3,048	1996	1SB	2.5	1	2	Full/Unf.	\$128.61
180	22 28 408 007	6/15/12	\$370,000	3,409	1996	2SFB	2.5	1	2	Part/Unf.	\$108.54
181	22 28 408 013	5/20/13	\$440,000	3,048	1997	2SB	2.5	1	3	Full/Unf.	\$144.36
182	22 28 409 010	8/15/13	\$340,000	2,120	1996	1SB	2.5	1	2	Full/Unf.	\$160.38
183	22 28 410 014	7/15/14	\$355,000	1,896	2002	1SB	2	1	2	Full/Unf.	\$187.24

Appendix IIb: Continued on Next Page.

Appendix IIb: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft <sup>2</sup>
185	22 28 411 003	4/9/14	\$427,500	3,367	1994	2SB	2.5	1	3	Full/Unf.	\$126.97
187	22 28 411 039	2/21/12	\$419,000	2,938	1997	2SB	2.5	1	2	Full/Unf.	\$142.61
188	22 28 412 017	2/14/14	\$485,000	3,297	1996	2SFB	4	1	3	Part/Rec.	\$147.10
189	22 28 413 004	10/15/14	\$490,000	3,268	1997	2SB	2.5	1	2	Full/Unf.	\$149.94
190	22 28 415 012	9/9/13	\$402,500	1,922	2009	1SB	2	1	3	Full/Rec.	\$209.42
191	22 28 415 024	3/7/12	\$395,000	2,637	2011	2SFB	2.5	1	3	Full/Unf.	\$149.79
192	22 28 415 027	6/23/14	\$372,000	2,535	2006	2SFB	2.5	1	3	Full/Unf.	\$146.75
193	22 28 416 002	8/17/12	\$395,000	3,381	2002	2SFB	2.5	1	2	Part/Unf.	\$116.83
194	22 28 416 017	11/3/14	\$385,000	2,535	2006	2SFB	2.5	1	2	Full/Unf.	\$151.87
195	22 28 417 002	8/12/13	\$395,000	3,381	2002	2SFB	2.5	1	2	Part/Unf.	\$116.83
196	22 28 417 015	7/24/13	\$423,500	3,034	2006	2SFB	2.5	1	3	Full/Unf.	\$139.58
197	22 29 200 008	8/2/12	\$107,900	1,200	1887	1SF	1	0	1	Part/Unf.	\$89.92
201	22 29 209 010	3/7/12	\$100,000	1,200	1888	2SF	1	0	3	Crawl	\$83.33
202	22 29 210 007	7/31/13	\$188,600	1,603	1966	1SFB	2.5	0	2	Full/Unf.	\$117.65
203	22 29 213 031	10/17/14	\$185,000	1,072	1987	1SF	1.5	0	2	Full/Unf.	\$172.57
204	22 29 213 032	10/9/12	\$192,000	1,279	1967	1SB	1	0	2	Full/Unf.	\$150.12
206	22 29 214 017	4/10/12	\$259,000	1,395	2002	SPLFB	2	0	2	Part/Rec	\$185.66
208	22 29 216 002	2/28/14	\$267,000	1,768	1992	2SF	2	1	1	Full/Unf.	\$151.02
212	22 29 218 022	9/15/14	\$268,000	1,187	1988	1SF	1.5	0	3	Full/Unf.	\$225.78
213	22 29 218 022	6/4/12	\$220,000	1,187	1988	1SF	1.5	0	3	Full/Unf.	\$185.34
215	22 29 219 011	2/19/12	\$288,000	1,647	1993	2SF	1.5	0	2	Part/Unf.	\$174.86
216	22 29 220 011	7/30/14	\$230,000	2,357	1997	2SF	2	1	2	Slab	\$97.58
217	22 29 220 015	3/12/12	\$211,000	1,431	1884	1SF	2	0	1	Full/Rec	\$147.45
218	22 29 225 006	2/4/13	\$182,000	1,139	1988	1SF	1.5	0	3	Part/Unf.	\$159.79
222	22 29 227 037	10/31/14	\$350,000	1,967	2014	2SF	2.5	1	2	Full/Unf.	\$177.94
224	22 29 229 004	11/14/13	\$72,000	2,078	2014	2SFB	2.5	1	2	Full/Rec.	\$34.65
225	22 29 232 004	8/9/13	\$250,000	2,103	1978	2SFB	2.5	1	2	Part/Unf.	\$118.88
226	22 29 232 021	5/30/14	\$345,000	2,470	1996	2SF	3	1	2	Full/Unf.	\$139.68
227	22 29 233 019	9/26/12	\$260,000	1,617	1978	SPLF	1.5	1	2	Part/Rec.	\$160.79
228	22 29 233 025	6/17/14	\$272,500	1,305	1978	SPLFB	1.5	1	2	Part/Rec.	\$208.81
229	22 29 233 033	1/16/14	\$350,000	2,980	1986	2SF	1.5	1	2	Full/Unf.	\$117.45
230	22 29 234 012	5/27/14	\$250,000	1,385	1984	1SB	1.5	0	2	Part/Rec.	\$180.51
231	22 29 235 008	7/6/12	\$271,500	2,449	1978	2SFB	2.5	1	2	Part/Unf.	\$110.86
232	22 29 236 008	2/20/13	\$215,000	1,320	1978	SPLFB	2.5	1	2	Part/Rec.	\$162.88
233	22 29 404 002	6/25/13	\$130,000	992	1957	1SF	1	1	1	Full/Unf.	\$131.05
235	22 29 405 007	10/24/12	\$172,000	920	1958	1SF	1	0	2	Crawl	\$186.96
236	22 29 405 017	6/27/13	\$255,000	1,693	1973	SPLFB	2	2	3	Part/Rec.	\$150.62
237	22 29 406 002	9/28/12	\$186,000	925	1959	1SF	1	0	3	Crawl	\$201.08
238	22 29 406 007	7/15/13	\$151,500	920	1958	1SF	1	0	2	Crawl	\$164.67
239	22 29 406 011	7/1/13	\$158,000	925	1959	1SF	1	0	2	Crawl	\$170.81
240	22 29 407 015	11/3/14	\$242,000	1,067	1973	SPLFB	1	0	2	Part/Rec.	\$226.80
241	22 29 407 016	12/30/13	\$200,000	1,067	1973	SPLFB	1	0	2	Part/Rec.	\$187.44
243	22 29 409 011	5/29/12	\$162,000	1,049	1972	SPLF	1.5	0	2	Part/Rec	\$154.43
244	22 29 409 013	10/15/13	\$260,000	1,434	1974	1SF	1	1	0	Full/Unf.	\$181.31
245	22 29 410 006	5/17/13	\$200,000	1,008	1959	1SF	1.5	0	2	Part/Rec.	\$198.41
247	22 29 412 004	8/30/13	\$220,000	1,180	1966	1SFB	1	0	2	Part/Rec.	\$186.44
248	22 29 412 007	1/17/14	\$156,000	1,169	1966	SPLF	1	0	2	Part/Rec.	\$133.45

Appendix IIb: Continued on Next Page.

Appendix IIb: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft <sup>2</sup>
249	22 29 412 017	8/15/13	\$249,000	1,240	1969	SPLFB	1.5	0	2	Part/Rec.	\$200.81
250	22 29 413 010	2/22/12	\$125,000	1,080	1964	1SFB	1	0	2	Crawl	\$115.74
251	22 29 414 010	7/23/12	\$174,000	1,154	1966	SPLFB	1.5	0	2	Part/Rec	\$150.78
252	22 29 414 017	3/19/13	\$240,000	2,183	1978	2SFB	2.5	1	2	Full/Unf.	\$109.94
253	22 29 414 041	9/10/14	\$327,000	2,918	1986	SPLFB	3	1	2	Part/Rec.	\$112.06
254	22 29 414 048	3/26/12	\$265,000	2,652	1981	2SF	2.5	2	2	Part/Unf.	\$99.92
255	22 29 416 063	5/28/14	\$335,000	2,307	1986	2SFB	2.5	1	2	Full/Unf.	\$145.21
256	22 29 417 001	7/11/13	\$220,000	1,461	1970	SPLFB	2.5	0	2	Full/Rec.	\$150.58
257	22 29 419 024	7/23/13	\$219,000	1,486	1987	SPLFB	1.5	0	2	Part/Rec.	\$147.38
259	22 29 423 010	11/7/13	\$228,500	1,121	1986	SPLFB	1.5	0	2	Part/Rec.	\$203.84
261	22 29 423 017	2/13/12	\$235,000	2,080	1990	1SFB	2.5	1	2	Part/Unf.	\$112.98
262	22 31 103 004	7/31/13	\$435,500	3,056	2002	2SFB	3	1	2	Full/Unf.	\$142.51
263	22 31 103 006	6/14/13	\$441,500	2,773	1999	2SFB	3	1	3	Full/Unf.	\$159.21
264	22 31 103 007	9/20/12	\$395,000	2,715	1999	2SFB	2.5	1	2	Full/Unf.	\$145.49
265	22 31 103 008	8/21/12	\$420,000	2,773	1999	2SFB	3.5	1	3	Full/Unf.	\$151.46
266	22 31 103 015	12/6/13	\$489,000	2,507	2013	1SB	3.5	2	3	Full/Rec.	\$195.05
267	22 31 106 002	7/30/13	\$407,500	2,775	2002	2SFB	2.5	1	2	Full/Unf.	\$146.85
268	22 31 106 018	6/6/13	\$330,000	2,554	1999	2SFB	2.5	1	2	Full/Unf.	\$129.21
269	22 31 106 020	10/4/13	\$400,000	2,641	1999	2SFB	2.5	1	2	Full/Unf.	\$151.46
270	22 31 107 015	9/7/12	\$435,000	3,969	1999	2SFB	2.5	1	2	Full/Rec.	\$109.60
271	22 31 108 002	6/19/12	\$390,000	3,377	2002	2SFB	2.5	1	2	Full/Unf.	\$115.49
273	22 31 109 006	9/6/13	\$484,874	3,955	2013	2SFB	4.5	2	3	Full/Rec.	\$122.60
274	22 31 109 007	5/16/14	\$490,700	3,976	2014	2SFB	4.5	1	3	Full/Rec.	\$123.42
275	22 31 109 008	9/5/14	\$489,000	3,287	2014	2SFB	2.5	1	2	Full/Unf.	\$148.77
276	22 31 110 012	11/22/13	\$450,000	3,603	2013	2SFB	3.5	1	3	Full/Unf.	\$124.90
277	22 31 112 001	7/10/14	\$588,838	3,296	2014	2SFB	2.5	1	3	Full/Unf.	\$178.65
278	22 31 112 004	2/20/14	\$449,910	3,308	2014	2SFB	2.5	1	2	Full/Unf.	\$136.01
280	22 31 203 001	9/30/14	\$445,000	3,640	2014	2SFB	2.5	1	2	Full/Unf.	\$122.25
282	22 31 205 008	9/20/13	\$620,000	3,594	2005	2SFB	2.5	1	4	Full/Unf.	\$172.51
283	22 31 206 002	4/30/14	\$509,000	4,148	2014	2SFB	3.5	1	3	Full/Unf.	\$122.71
285	22 31 206 008	4/15/13	\$442,000	3,532	2002	2SFB	2.5	1	3	Full/Unf.	\$125.14
286	22 31 206 020	10/8/13	\$433,880	3,393	2011	2SFB	3.5	1	3	Full/Unf.	\$127.88
287	22 31 207 001	3/15/12	\$360,000	2,382	2005	1SB	2.5	1	4	Full/Unf.	\$151.13
289	22 31 207 012	6/3/13	\$439,000	3,166	2011	2SFB	3.5	1	3	Full/Unf.	\$138.66
290	22 31 304 005	4/2/12	\$298,500	2,837	1988	2SFB	2.5	1	2	Part/Unf.	\$105.22
291	22 31 307 003	8/27/14	\$557,500	4,813	1996	2SFB	4.5	1	3	Full/Unf.	\$115.83
292	22 31 402 020	8/15/12	\$164,000	1,385	1965	1SB	1	1	1	Full/Unf.	\$118.41
293	22 31 402 022	9/5/14	\$150,000	1,427	1956	1SF	1	0	2	Full/Unf.	\$105.12
294	22 32 103 010	4/14/14	\$345,500	2,894	1986	2SF	2	1	3	Part/Unf.	\$119.38
295	22 32 103 023	4/3/13	\$497,000	3,244	1991	2SFB	2.5	2	3	Full/Unf.	\$153.21
296	22 32 108 005	2/13/13	\$275,000	3,497	1982	2SFB	3	1	2	Full/Unf.	\$78.64
298	22 32 114 006	7/9/12	\$390,000	2,748	1991	2SB	2.5	1	2	Part/Unf.	\$141.92
299	22 32 115 003	1/24/14	\$417,000	3,570	1991	2SFB	3.5	1	2	Full/Unf.	\$116.81
300	22 32 117 020	5/12/14	\$385,000	3,072	1997	2SFB	3.5	1	2	Full/Unf.	\$125.33
301	22 32 200 010	5/23/14	\$250,000	1,315	1979	SPLF	2	1	2	Part/Rec.	\$190.11
302	22 32 203 018	6/28/12	\$190,000	1,766	1958	2SF	2	0	0	Crawl	\$107.59
307	22 32 306 001	9/15/14	\$625,000	4,884	2003	2SB	4.5	2	3	Full/Rec.	\$127.97

Appendix IIb: Continued on Next Page.

Appendix IIb: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft <sup>2</sup>
309	22 32 307 001	8/31/12	\$595,000	3,818	2005	2SB	3.5	1	3	Full/Unf.	\$155.84
310	22 32 307 003	1/31/14	\$512,500	3,290	2002	2SB	3.5	2	3	Full/Unf.	\$155.78
311	22 32 400 008	4/24/12	\$265,000	2,015	1986	1SF	2	1	3	Part/Rec	\$131.51
312	22 32 400 021	8/1/12	\$262,500	2,473	1988	2SFB	3	1	3	Full/Unf.	\$106.15
313	22 33 103 013	1/17/14	\$410,000	2,207	1974	1SB	2	1	2	Part/Unf.	\$185.77
314	22 33 109 001	5/29/14	\$441,500	3,368	1999	2SFB	2.5	1	3	Full/Unf.	\$131.09
315	22 33 112 008	6/13/14	\$520,000	3,275	1996	2SB	2.5	1	2	Full/Unf.	\$158.78
316	22 33 112 015	4/5/13	\$446,750	3,338	1999	2SB	1.5	1	2	Part/Unf.	\$133.84
317	22 33 113 001	5/17/13	\$320,000	2,245	1997	1SFB	2.5	1	2	Part/Rec.	\$142.54
318	22 33 113 024	3/8/13	\$335,000	2,687	1997	2SFB	2.5	1	2	Full/Unf.	\$124.67
320	22 33 116 001	12/2/13	\$533,000	3,434	2013	2SFB	3.5	1	3	Full/Unf.	\$155.21
321	22 33 116 002	4/17/14	\$535,000	2,972	2014	2SFB	2.5	1	3	Full/Unf.	\$180.01
322	22 33 116 004	11/30/12	\$479,000	3,264	2011	2SFB	2.5	1	3	Full/Unf.	\$146.75
323	22 33 116 005	1/17/14	\$461,000	3,095	2014	2SFB	2.5	1	3	Full/Unf.	\$148.95
324	22 33 116 006	5/30/14	\$468,226	3,163	2014	2SFB	2.5	1	2	Full/Unf.	\$148.03
325	22 33 116 007	5/23/13	\$450,000	3,074	2011	2SFB	2.5	1	2	Full/Unf.	\$146.39
326	22 33 116 008	4/25/13	\$498,000	3,264	2011	2SFB	2.5	1	3	Full/Unf.	\$152.57
327	22 33 116 009	5/30/13	\$485,000	2,450	2011	2SFB	2.5	1	3	Full/Unf.	\$197.96
328	22 33 116 012	9/28/12	\$452,750	3,121	2011	2SFB	2.5	1	3	Full/Unf.	\$145.07
329	22 33 116 013	2/8/13	\$515,000	3,343	2011	2SFB	2.5	1	3	Full/Unf.	\$154.05
330	22 33 117 001	6/11/13	\$459,000	3,096	2011	2SFB	2.5	1	3	Full/Unf.	\$148.26
331	22 33 117 002	11/30/12	\$615,000	3,769	2011	2SFB	2.5	1	3	Full/Unf.	\$163.17
332	22 33 117 003	11/1/13	\$531,000	3,025	2013	2SFB	2.5	1	3	Full/Unf.	\$175.54
333	22 33 117 004	10/17/14	\$515,000	2,963	2014	2SFB	2.5	1	3	Full/Unf.	\$173.81
334	22 33 117 005	4/23/13	\$450,000	3,227	2011	2SFB	2.5	1	3	Full/Unf.	\$139.45
335	22 33 118 002	6/30/13	\$529,400	3,769	2011	2SFB	2.5	1	3	Full/Unf.	\$140.46
336	22 33 118 003	5/30/13	\$585,600	3,695	2011	2SFB	2.5	1	3	Full/Unf.	\$158.48
337	22 33 118 006	10/30/13	\$588,200	4,201	2013	2SFB	3.5	1	3	Full/Unf.	\$140.01
338	22 33 118 010	4/17/14	\$499,000	3,296	2014	2SFB	2.5	1	3	Full/Unf.	\$151.40
339	22 33 203 011	2/1/13	\$475,000	1,590	1948	1SB	1.5	1	1	Full/Rec.	\$298.74
Average:					1989						\$149.06

Appendix IIc: Houses Built Post 1970, Lemont, Illinois.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft <sup>2</sup>
Target:											
3	22 29 100 023	Jun-14	\$262,500	1,680	1970	1SB	2.5	1	2	Full/Rec	\$156.25
17	22 29 112 025	May-12	\$267,000	1,613	1973	1SB	2	1	2	Full/Rec	\$165.53
21	22 29 114 025	Jan-12	\$365,000	2390	2005	2SFB	2.5	0	2	Full/Unf	\$152.72
30	22 29 127 002	Mar-13	\$333,000	2,405	1990	1.5SFB	2.5	1	2	Full/Unf	\$138.46
31	22 29 301 029	Oct-14	\$521,000	3,883	2002	2SFB	3.5	3	2	Full/Rec	\$134.17
32	22 29 303 002	Jul-13	\$500,000	4,054	2002	2SF	3.5	1	2	Full/Rec	\$123.33
39	22 29 315 002	May-12	\$375,000	2196	1990	1SB	2	1	2	Full/Unf	\$170.77
41	22 29 316 011	Aug-13	\$316,000	2,288	1990	2SFB	2.5	1	2	Full/Unf	\$138.11
42	22 29 316 018	Jul-14	\$520,000	4,032	2006	2SFB	3.5	3	3	Full/Rec	\$128.97
45	22 29 319 012	Jan-14	\$305,500	2,057	1990	2SFB	2.5	1	2	Full/Unf	\$148.52
46	22 29 319 015	Jun-14	\$360,000	2,434	1991	1.5SFB	2.5	1	2	Full/Unf	\$147.90
48	22 29 324 005	Aug-12	\$369,000	2,800	1996	2SFB	2.5	1	2	Full/Unf	\$131.79
49	22 29 325 003	Jul-12	\$420,000	3047	1999	2SFB	2.5	1	3	Full/Rec	\$137.84
55	22 30 205 033	Apr-12	\$285,000	2465	1987	2SFB	2.5	1	2	Full/Unf	\$115.62
56	22 30 205 039	Apr-13	\$380,000	2,568	1994	2SF	2.5	1	2	Full/Unf	\$147.98
58	22 30 206 035	Jun-12	\$256,000	1949	1987	2SF	1.5	1	2	Full/Unf	\$131.35
59	22 30 206 037	Aug-14	\$320,000	1,843	1971	2SF	2.5	0	2	Part/Unf	\$173.63
62	22 30 207 023	Mar-13	\$327,500	2,572	1986	2SF	2.5	1	3	Crawl	\$127.33
63	22 30 207 047	Aug-13	\$277,500	1,845	1988	1SFB	1.5	1	2	Part/Unf	\$150.41
64	22 30 207 060	Jun-12	\$305,000	2365	1987	2SFB	2.5	0	2	Full/Unf	\$128.96
65	22 30 208 002	Jan-14	\$499,000	3,376	2014	2SFB	2.5	1	3	Full/Unf	\$147.81
66	22 30 305 002	Sep-13	\$575,736	3,452	2011	2SFB	2	2	3	Full/Rec	\$166.78
67	22 30 306 014	Oct-13	\$475,000	3,395	2006	1.5SB	3.5	3	3	Full/Unf	\$139.91
68	22 30 308 007	Apr-12	\$575,000	4,641	2006	2SFB	3.5	2	3	Full/Unf	\$123.90
69	22 30 308 008	Oct-13	\$572,900	3,803	2005	2SFB	4	2	3	Full/Unf	\$150.64
70	22 30 308 009	Jan-12	\$575,000	3514	2006	2SB	2.5	2	3	Full/Unf	\$163.63
72	22 30 308 009	Jun-14	\$615,000	3,514	2006	2SFB	2.5	2	3	Full/Unf	\$175.01
73	22 30 309 009	Jul-14	\$479,900	3,139	2014	2SFB	3.5	1	3	Full/Unf	\$152.88
74	22 30 310 001	May-13	\$562,500	3,209	2013	2SFB	3.5	1	3	Full/Unf	\$175.29
75	22 30 310 011	Dec-13	\$494,000	3,162	2013	2SFB	2.5	1	3	Full/Unf	\$156.23
76	22 30 311 001	May-13	\$549,000	3,736	2006	2SFB	3.5	2	3	Full/Unf	\$146.95
77	22 30 311 005	Jun-13	\$550,000	3,381	2006	2SFB	3.5	1	3	Full/Unf	\$162.67
78	22 30 312 002	Apr-13	\$445,000	3,669	2005	2SFB	2.5	2	3	Full/Unf	\$121.29
79	22 30 312 012	Jun-12	\$555,000	4273	2009	2SFB	3.5	2	3	Full/Unf	\$129.89
80	22 30 312 020	Jun-13	\$485,000	3,489	2011	2SFB	3	1	3	Full/Unf	\$139.01
81	22 30 313 010	Sep-14	\$532,000	3,692	2008	2SFB	2.5	0	3	Full/Unf	\$144.10
82	22 30 404 009	Mar-14	\$287,500	2,558	1994	1SFB	2.5	1	2	Part/Unf	\$112.39
85	22 30 406 004	Apr-14	\$430,000	3,399	1994	2SFB	2.5	1	3	Full/Rec	\$126.51
86	22 30 406 013	Jun-14	\$435,000	3,139	1994	2SFB	2.5	1	2	Full/Unf	\$138.58
87	22 30 406 025	Jan-14	\$400,000	2,923	1997	2SFB	2.5	1	3	Full/Unf	\$136.85
88	22 30 407 009	Jul-12	\$282,000	2,739	1994	2SFB	2.5	1	2	Full/Unf	\$102.96
89	22 30 408 005	Aug-13	\$399,000	3,270	1997	2SFB	2.5	1	2	Full/Unf	\$122.02
90	22 30 413 010	Aug-13	\$357,500	2,583	1996	1SFB	3	1	2	Part/Unf	\$138.40
Average:					1998						\$142.40

Appendix IIc: Continued on Next Page.

Appendix IIc: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft <sup>2</sup>
Control											
93	22 20 427 012	Sep-13	\$320,000	1,964	1996	2SF	1.5	0	2	Full/Unf	\$162.93
106	22 21 303 024	Feb-12	\$312,000	2,111	1991	2SFB	2.5	1	2	Part/Unf	\$147.80
107	22 21 303 026	May-14	\$320,000	2,118	1993	2SFB	1.5	1	2	Part/Unf	\$151.09
108	22 21 303 042	Feb-14	\$369,000	2,172	1993	1SF	1.5	1	3	Full/Unf	\$169.89
109	22 21 305 022	Oct-14	\$343,000	2,111	1991	2SFB	2.5	1	2	Part/Unf	\$162.48
110	22 21 305 034	Jul-14	\$325,000	2,538	1991	2SFB	2.5	1	2	Full/Unf	\$128.05
112	22 21 307 020	Aug-14	\$785,000	4,229	2002	2SFB	4	1	4	Full/Unf	\$185.62
113	22 21 308 017	Sep-13	\$450,000	3,175	1999	2SFB	2.5	1	2	Full/Unf	\$141.73
115	22 21 311 020	Apr-14	\$470,000	3,261	2002	2SFB	2.5	1	2	Full/Unf	\$144.13
118	22 21 409 020	Nov-12	\$390,000	2,804	1997	2SFB	2.5	1	2	Full/Unf	\$139.09
120	22 21 414 002	Feb-14	\$360,000	2,261	1999	1SFB	2	1	2	Full/Unf	\$159.22
122	22 27 207 012	Sep-14	\$595,000	2,720	2002	2SFB	2.5	1	3	Full/Unf	\$218.75
124	22 27 401 021	Dec-13	\$375,000	2,629	1997	1SFB	2.5	1	3	Full/Unf	\$142.64
125	22 27 401 031	Oct-14	\$355,000	2,775	1991	1SB	2.5	1	2	Full/Unf	\$127.93
126	22 27 406 002	Oct-14	\$549,137	2,935	1996	2SFB	3	1	4	Full/Unf	\$187.10
127	22 27 407 003	Sep-12	\$450,000	4,105	1999	2SB	2	1	3	Full/Unf	\$109.62
129	22 28 102 012	Jul-13	\$290,000	1,514	1993	1SFB	2.5	0	2	Part/Rec	\$191.55
137	22 28 105 012	May-14	\$172,000	968	1978	1SF	1	0	2	Full/Unf	\$177.69
144	22 28 107 020	May-12	\$262,000	2021	1988	1SFB	2.5	1	3	Full/Unf	\$129.64
145	22 28 109 006	Jul-13	\$340,000	1,956	1991	1SB	2.5	1	3	Full/Unf	\$173.82
147	22 28 203 015	Jun-12	\$240,000	1800	1990	1SFB	2	1	2	Part/Rec	\$133.33
148	22 28 204 006	Jun-13	\$300,000	2,130	1991	2SF	2.5	1	3	Part/Unf	\$140.85
149	22 28 204 007	Apr-12	\$208,000	2475	1976	1SB	2	0	2	Crawl	\$84.04
155	22 28 209 019	Aug-12	\$430,000	2,114	1993	2SFB	2	1	2	Full/Unf	\$203.41
156	22 28 210 020	Apr-14	\$318,000	2,244	1990	2SFB	2.5	1	2	Part/Unf	\$141.71
157	22 28 211 001	Feb-13	\$324,000	2,303	1993	2SFB	2.5	1	3	Part/Unf	\$140.69
158	22 28 211 004	Nov-13	\$385,000	2,048	1990	1SFB	2	1	2	Part/Rec	\$187.99
159	22 28 211 005	Mar-14	\$340,000	3,438	1990	2SB	2.5	1	2	Part/Unf	\$98.89
161	22 28 217 003	Dec-13	\$355,000	2,404	1995	2SFB	2.5	1	3	Full/Unf	\$147.67
162	22 28 217 013	Sep-13	\$375,000	2,369	1996	1SB	2.5	1	2	Part/Rec	\$158.29
163	22 28 302 003	Oct-14	\$360,000	3,361	2000	1SB	2	1	2	Full/Unf	\$107.11
164	22 28 302 006	Nov-14	\$305,000	2,091	2002	2SFB	3.5	1	3	Full/Rec	\$145.86
165	22 28 303 015	Jul-14	\$377,000	2,490	2000	2SFB	2.5	1	2	Full/Unf	\$151.41
166	22 28 305 012	Aug-12	\$395,900	2,534	1997	2SFB	2.5	1	3	Full/Unf	\$156.24
167	22 28 305 013	Aug-13	\$408,761	2,490	1997	2SFB	2.5	1	3	Full/Unf	\$164.16
170	22 28 306 045	Aug-12	\$335,000	2,200	1999	2SFB	2.5	1	2	Full/Unf	\$152.27
173	22 28 308 017	Mar-13	\$370,000	3,035	2006	2SFB	2.5	1	3	Part/Unf	\$121.91
174	22 28 310 023	Jan-14	\$430,000	3,035	2005	2SFB	2.5	1	3	Full/Unf	\$141.68
175	22 28 310 038	Sep-12	\$394,000	3,321	2006	2SFB	2.5	1	3	Part/Unf	\$118.64
176	22 28 312 001	Feb-12	\$383,000	2581	2000	1SFB	2.5	1	2	Full/Unf	\$148.39
177	22 28 314 002	May-12	\$397,500	3381	2002	2SFB	2.5	1	2	Part/Unf	\$117.57
178	22 28 407 007	Feb-13	\$455,000	2,955	1994	2SFB	2.5	1	3	Full/Unf	\$153.98
179	22 28 408 003	Jun-13	\$392,000	3,048	1996	1SB	2.5	1	2	Full/Unf	\$128.61
180	22 28 408 007	Jun-12	\$370,000	3,409	1996	2SFB	2.5	1	2	Part/Unf	\$108.54
181	22 28 408 013	May-13	\$440,000	3,048	1997	2SB	2.5	1	3	Full/Unf	\$144.36
182	22 28 409 010	Aug-13	\$340,000	2,120	1996	1SB	2.5	1	2	Full/Unf	\$160.38

Appendix IIc: Continued on Next Page.

Appendix IIc: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft <sup>2</sup>
183	22 28 410 014	Jul-14	\$355,000	1,896	2002	1SB	2	1	2	Full/Unf	\$187.24
185	22 28 411 003	Apr-14	\$427,500	3,367	1994	2SB	2.5	1	3	Full/Unf	\$126.97
187	22 28 411 039	Feb-12	\$419,000	2938	1997	2SB	2.5	1	2	Full/Unf	\$142.61
188	22 28 412 017	Feb-14	\$485,000	3,297	1996	2SFB	4	1	3	Part/Rec	\$147.10
189	22 28 413 004	Oct-14	\$490,000	3,268	1997	2SB	2.5	1	2	Full/Unf	\$149.94
190	22 28 415 012	Sep-13	\$402,500	1,922	2009	1SB	2	1	3	Full/Rec	\$209.42
191	22 28 415 024	Mar-12	\$395,000	2637	2011	2SFB	2.5	1	3	Full/Unf	\$149.79
192	22 28 415 027	Jun-14	\$372,000	2,535	2006	2SFB	2.5	1	3	Full/Unf	\$146.75
193	22 28 416 002	Aug-12	\$395,000	3,381	2002	2SFB	2.5	1	2	Part/Unf	\$116.83
194	22 28 416 017	Nov-14	\$385,000	2,535	2006	2SFB	2.5	1	2	Full/Unf	\$151.87
195	22 28 417 002	Aug-13	\$395,000	3,381	2002	2SFB	2.5	1	2	Part/Unf	\$116.83
196	22 28 417 015	Jul-13	\$423,500	3,034	2006	2SFB	2.5	1	3	Full/Unf	\$139.58
203	22 29 213 031	Oct-14	\$185,000	1,072	1987	1SF	1.5	0	2	Full/Unf	\$172.57
208	22 29 216 002	Feb-14	\$267,000	1,768	1992	2SF	2	1	1	Full/Unf	\$151.02
212	22 29 218 022	Sep-14	\$268,000	1,187	1988	1SF	1.5	0	3	Full/Unf	\$225.78
213	22 29 218 022	Jun-12	\$220,000	1187	1988	1SF	1.5	0	3	Full/Unf	\$185.34
215	22 29 219 011	Feb-12	\$288,000	1647	1993	2SF	1.5	0	2	Part/Unf	\$174.86
216	22 29 220 011	Jul-14	\$230,000	2,357	1997	2SF	2	1	2	Slab	\$97.58
218	22 29 225 006	Feb-13	\$182,000	1,139	1988	1SF	1.5	0	3	Part/Unf	\$159.79
222	22 29 227 037	Oct-14	\$350,000	1,967	2014	2SF	2.5	1	2	Full/Unf	\$177.94
224	22 29 229 004	Nov-13	\$72,000	2,078	2014	2SFB	2.5	1	2	Full/Rec	\$34.65
225	22 29 232 004	Aug-13	\$250,000	2,103	1978	2SFB	2.5	1	2	Part/Unf	\$118.88
226	22 29 232 021	May-14	\$345,000	2,470	1996	2SF	3	1	2	Full/Unf	\$139.68
229	22 29 233 033	Jan-14	\$350,000	2,980	1986	2SF	1.5	1	2	Full/Unf	\$117.45
230	22 29 234 012	May-14	\$250,000	1,385	1984	1SB	1.5	0	2	Part/Rec	\$180.51
231	22 29 235 008	Jul-12	\$271,500	2449	1978	2SFB	2.5	1	2	Part/Unf	\$110.86
244	22 29 409 013	Oct-13	\$260,000	1,434	1974	1SF	1	1	0	Full/Unf	\$181.31
252	22 29 414 017	Mar-13	\$240,000	2,183	1978	2SFB	2.5	1	2	Full/Unf	\$109.94
254	22 29 414 048	Mar-12	\$265,000	2652	1981	2SF	2.5	2	2	Part/Unf	\$99.92
255	22 29 416 063	May-14	\$335,000	2,307	1986	2SFB	2.5	1	2	Full/Unf	\$145.21
261	22 29 423 017	Feb-12	\$235,000	2080	1990	1SFB	2.5	1	2	Part/Unf	\$112.98
262	22 31 103 004	Jul-13	\$435,500	3,056	2002	2SFB	3	1	2	Full/Unf	\$142.51
263	22 31 103 006	Jun-13	\$441,500	2,773	1999	2SFB	3	1	3	Full/Unf	\$159.21
264	22 31 103 007	Sep-12	\$395,000	2,715	1999	2SFB	2.5	1	2	Full/Unf	\$145.49
265	22 31 103 008	Aug-12	\$420,000	2,773	1999	2SFB	3.5	1	3	Full/Unf	\$151.46
266	22 31 103 015	Dec-13	\$489,000	2,507	2013	1SB	3.5	2	3	Full/Rec	\$195.05
267	22 31 106 002	Jul-13	\$407,500	2,775	2002	2SFB	2.5	1	2	Full/Unf	\$146.85
268	22 31 106 018	Jun-13	\$330,000	2,554	1999	2SFB	2.5	1	2	Full/Unf	\$129.21
269	22 31 106 020	Oct-13	\$400,000	2,641	1999	2SFB	2.5	1	2	Full/Unf	\$151.46
270	22 31 107 015	Sep-12	\$435,000	3,969	1999	2SFB	2.5	1	2	Full/Rec	\$109.60
271	22 31 108 002	Jun-12	\$390,000	3,377	2002	2SFB	2.5	1	2	Full/Unf	\$115.49
273	22 31 109 006	Sep-13	\$484,874	3,955	2013	2SFB	4.5	2	3	Full/Rec	\$122.60
274	22 31 109 007	May-14	\$490,700	3,976	2014	2SFB	4.5	1	3	Full/Rec	\$123.42
275	22 31 109 008	Sep-14	\$489,000	3,287	2014	2SFB	2.5	1	2	Full/Unf	\$148.77
276	22 31 110 012	Nov-13	\$450,000	3,603	2013	2SFB	3.5	1	3	Full/Unf	\$124.90
277	22 31 112 001	Jul-14	\$588,838	3,296	2014	2SFB	2.5	1	3	Full/Unf	\$178.65
278	22 31 112 004	Feb-14	\$449,910	3,308	2014	2SFB	2.5	1	2	Full/Unf	\$136.01

Appendix IIc: Continued on Next Page.

Appendix IIc: Continued.

Sale	Parcel No.	Sale Date	Sale Price	Size	Age	Style	Bath	FP	Gar.	Bsmt/Fin	\$/Ft <sup>2</sup>
280	22 31 203 001	Sep-14	\$445,000	3,640	2014	2SFB	2.5	1	2	Full/Unf	\$122.25
282	22 31 205 008	Sep-13	\$620,000	3,594	2005	2SFB	2.5	1	4	Full/Unf	\$172.51
283	22 31 206 002	Apr-14	\$509,000	4,148	2014	2SFB	3.5	1	3	Full/Unf	\$122.71
285	22 31 206 008	Apr-13	\$442,000	3,532	2002	2SFB	2.5	1	3	Full/Unf	\$125.14
286	22 31 206 020	Oct-13	\$433,880	3,393	2011	2SFB	3.5	1	3	Full/Unf	\$127.88
287	22 31 207 001	Mar-12	\$360,000	2382	2005	1SB	2.5	1	4	Full/Unf	\$151.13
289	22 31 207 012	Jun-13	\$439,000	3,166	2011	2SFB	3.5	1	3	Full/Unf	\$138.66
290	22 31 304 005	Apr-12	\$298,500	2837	1988	2SFB	2.5	1	2	Part/Unf	\$105.22
291	22 31 307 003	Aug-14	\$557,500	4,813	1996	2SFB	4.5	1	3	Full/Unf	\$115.83
294	22 32 103 010	Apr-14	\$345,500	2,894	1986	2SF	2	1	3	Part/Unf	\$119.38
295	22 32 103 023	Apr-13	\$497,000	3,244	1991	2SFB	2.5	2	3	Full/Unf	\$153.21
296	22 32 108 005	Feb-13	\$275,000	3,497	1982	2SFB	3	1	2	Full/Unf	\$78.64
298	22 32 114 006	Jul-12	\$390,000	2748	1991	2SB	2.5	1	2	Part/Unf	\$141.92
299	22 32 115 003	Jan-14	\$417,000	3,570	1991	2SFB	3.5	1	2	Full/Unf	\$116.81
300	22 32 117 020	May-14	\$385,000	3,072	1997	2SFB	3.5	1	2	Full/Unf	\$125.33
307	22 32 306 001	Sep-14	\$625,000	4,884	2003	2SB	4.5	2	3	Full/Rec	\$127.97
309	22 32 307 001	Aug-12	\$595,000	3,818	2005	2SB	3.5	1	3	Full/Unf	\$155.84
310	22 32 307 003	Jan-14	\$512,500	3,290	2002	2SB	3.5	2	3	Full/Unf	\$155.78
312	22 32 400 021	Aug-12	\$262,500	2,473	1988	2SFB	3	1	3	Full/Unf	\$106.15
314	22 33 109 001	May-14	\$441,500	3,368	1999	2SFB	2.5	1	3	Full/Unf	\$131.09
315	22 33 112 008	Jun-14	\$520,000	3,275	1996	2SB	2.5	1	2	Full/Unf	\$158.78
316	22 33 112 015	Apr-13	\$446,750	3,338	1999	2SB	1.5	1	2	Part/Unf	\$133.84
317	22 33 113 001	May-13	\$320,000	2,245	1997	1SFB	2.5	1	2	Part/Rec	\$142.54
318	22 33 113 024	Mar-13	\$335,000	2,687	1997	2SFB	2.5	1	2	Full/Unf	\$124.67
320	22 33 116 001	Dec-13	\$533,000	3,434	2013	2SFB	3.5	1	3	Full/Unf	\$155.21
321	22 33 116 002	Apr-14	\$535,000	2,972	2014	2SFB	2.5	1	3	Full/Unf	\$180.01
322	22 33 116 004	Nov-12	\$479,000	3,264	2011	2SFB	2.5	1	3	Full/Unf	\$146.75
323	22 33 116 005	Jan-14	\$461,000	3,095	2014	2SFB	2.5	1	3	Full/Unf	\$148.95
324	22 33 116 006	May-14	\$468,226	3,163	2014	2SFB	2.5	1	2	Full/Unf	\$148.03
325	22 33 116 007	May-13	\$450,000	3,074	2011	2SFB	2.5	1	2	Full/Unf	\$146.39
326	22 33 116 008	Apr-13	\$498,000	3,264	2011	2SFB	2.5	1	3	Full/Unf	\$152.57
327	22 33 116 009	May-13	\$485,000	2,450	2011	2SFB	2.5	1	3	Full/Unf	\$197.96
328	22 33 116 012	Sep-12	\$452,750	3,121	2011	2SFB	2.5	1	3	Full/Unf	\$145.07
329	22 33 116 013	Feb-13	\$515,000	3,343	2011	2SFB	2.5	1	3	Full/Unf	\$154.05
330	22 33 117 001	Jun-13	\$459,000	3,096	2011	2SFB	2.5	1	3	Full/Unf	\$148.26
331	22 33 117 002	Nov-12	\$615,000	3,769	2011	2SFB	2.5	1	3	Full/Unf	\$163.17
332	22 33 117 003	Nov-13	\$531,000	3,025	2013	2SFB	2.5	1	3	Full/Unf	\$175.54
333	22 33 117 004	Oct-14	\$515,000	2,963	2014	2SFB	2.5	1	3	Full/Unf	\$173.81
334	22 33 117 005	Apr-13	\$450,000	3,227	2011	2SFB	2.5	1	3	Full/Unf	\$139.45
335	22 33 118 002	Jun-13	\$529,400	3,769	2011	2SFB	2.5	1	3	Full/Unf	\$140.46
336	22 33 118 003	May-13	\$585,600	3,695	2011	2SFB	2.5	1	3	Full/Unf	\$158.48
337	22 33 118 006	Oct-13	\$588,200	4,201	2013	2SFB	3.5	1	3	Full/Unf	\$140.01
338	22 33 118 010	Apr-14	\$499,000	3,296	2014	2SFB	2.5	1	3	Full/Unf	\$151.40
Average:					1999						\$144.78

Appendix III: Target and Control Area Sales, Rosecrance Center.

Appendix IIIa: Target and Control Area Sales, Rosecrance Center.

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.	Sale Date	Sale Price	Age	Above Grade	Notes	\$/Ft2
Target:											
1	12 13 151 003	1975 N. LYFORD	Ruiz	Reid	20131034223	Jul-2013	\$ 650,000	1900	2,748	Take Back	\$ 236.54
2	12 13 376 008	1332 UNIVERSITY	Kilduff	Rouse	20141027250	Aug-2014	\$ 245,000	2006	1,945		\$ 125.96
3	12 13 401 018	8525 ROTE	Jud. Sales	FNMA	20121015333	Mar-2012	\$ 432,787	2006	2,610	Bank	\$ 165.82
4	12 13 401 018	8525 ROTE	FNMA	Kittleson	20121031979	Jul-2012	\$ 295,000	2006	2,610	Bank	\$ 113.03
5	12 13 401 018	8525 ROTE	Kittleson	Speicher	20141017474	Apr-2014	\$ 328,000	2006	2,610		\$ 125.67
6	12 13 428 006	1703 SECLUDED WOODS	Bruchhauser	Wenger	20131018389	May-2013	\$ 239,000	1984	1,715		\$ 139.36
7	12 13 451 008	8603 GROVE HILL	VA	Vistine	20141033617	Sep-2014	\$ 196,000	1996	2,388	Bank	\$ 82.08
8	12 13 476 003	1508 SWEETCLOVER	FNMA	Sheila	20141008105	Jan-2013	\$ 252,000	2002	3,286	Bank	\$ 76.69
9	12 13 476 006	1428 SWEETCLOVER	DiGiovanni	DiGiovanni	20121043084	Oct-2012	\$ 160,000	1995	1,920	Related	\$ 83.33
10	12 13 476 013	1301 SUNMEADOW	Jud. Sales	Deppe	20121029320	Jul-2012	\$ 164,439	1991	2,570	Bank	\$ 63.98
11	12 13 476 013	1301 SUNMEADOW	Invest. House	Sreigerwald	20121041324	Oct-2012	\$ 270,000	1991	2,570	Flip	\$ 105.06
12	12 13 477 010	1396 SUNMEADOW	Licusa	Ady	20131017766	Apr-2013	\$ 265,000	1993	2,710		\$ 97.79
13	12 13 478 008	1389 SUNMEADOW	FNMA	Finner	20141041358	Dec-2014	\$ 225,000	1989	2,967	Bank	\$ 75.83
14	12 24 102 001	8021 ROYAL OAKS	Velazquez	Seegert	20131044597	Nov-2013	\$ 182,500	2004	1,788		\$ 102.07
15	12 24 102 005	8081 ROYAL OAKS	Berkowski	Miles	20121025905	Apr-2013	\$ 122,000	1972	1,738		\$ 70.20
16	12 24 176 003	8298 MACINTOSH	Krejci	AH4R-IL	20131014998	Mar-2013	\$ 88,000	2001	1,104		\$ 79.71
17	12 24 176 006	8326 MACINTOSH	Egen	Myers	20141013880	May-2014	\$ 124,900	2001	1,330		\$ 93.91
18	12 24 178 004	8348 RUBICON	Houghton	Thornton	20121032591	Aug-2012	\$ 101,500	1998	1,112		\$ 91.28
19	12 24 178 007	454 UNIVERSITY	Blackhawk Bnk.	Martin	20131012710	Mar-2013	\$ 76,000	1999	1,280	Bank	\$ 59.38
20	12 24 178 008	482 UNIVERSITY	Knusli	AH4R-IL	20121049815	Aug-2012	\$ 114,000	2000	1,256		\$ 90.76
21	12 24 179 015	8291 MACINTOSH	Palmer	Gruenberg	20121035039	Aug-2012	\$ 114,900	2001	1,036		\$ 110.91
22	12 24 180 001	393 UNIVERSITY	ARC Winne.	Barton	20121004723	Jan-2012	\$ 147,000	2011	1,741	Exe. Prop.	\$ 84.43
23	12 24 180 002	8420 BLUE RIVER	ARC Winne.	Martin	20131048237	Dec-2013	\$ 154,000	2013	1,893		\$ 81.35
24	12 24 180 004	8460 BLUE RIVER	Alpine Bnk	Farmer	20141007860	Feb-2014	\$ 170,000	2006	2,340		\$ 72.65
25	12 24 202 001	573 CROSS PLAINS	FNMA	Shanks	20141001193	Dec-2013	\$ 138,000	2006	1,802	Bank	\$ 76.58
26	12 24 202 002	545 VERONA	HUD	Booth	20131011322	Mar-2013	\$ 90,000	2006	1,680	Bank	\$ 53.57
27	12 24 251 001	8480 BLUE RIVER	ARC Winne.	Akre	20131007675	Feb-2013	\$ 150,000	2012	1,844	Exe. Prop.	\$ 81.34
28	12 24 252 008	8609 BLUE RIVER	Boens	Potocki	20141007562	Feb-2014	\$ 129,000	2004	1,391		\$ 92.74
29	12 24 253 003	478 CROSS PLAINS	Nelson	Brown	20131045393	Nov-2013	\$ 139,000	2004	1,308		\$ 106.27
30	12 24 254 001	515 CROSS PLAINS	Becker	Dozall	20141036818	Aug-2014	\$ 166,000	2004	1,451		\$ 114.40

Appendix IIIa: Continued on Next Page

Appendix IIIa: Continued

Sale	Parcel No.				Address	Grantor	Grantee	Doc. No.	Sale Date	Sale Price	Age	Above Grade	Notes	\$/Ft2
31	12	24	254	005	423 CROSS PLAINS	FNMA	Betz	20121014752	Mar-2012	\$ 148,000	2005	1,656	Bank	\$ 89.37
32	12	24	254	005	423 CROSS PLAINS		Betz	20131030202	Jun-2013	\$ 164,500	2005	1,656	Bank	\$ 99.34
33	12	24	254	005	423 CROSS PLAINS		Nat. Resid.	20131030203	Jun-2013	\$ 164,500	2005	1,656	Flip	\$ 99.34
34	12	24	254	013	532 VERONA	Sammon	Simpson	20131023783	Jun-2013	\$ 270,000	2006	2,335		\$ 115.63
35	12	24	254	015	512 VERONA	FNMA	Kunz	20141019616	May-2014	\$ 184,900	2006	2,804	Bank	\$ 65.94
36	12	24	254	017	450 VERONA	Alpine Bnk	Cismesia	20131050471	Dec-2013	\$ 180,000	2008	2,962		\$ 60.77
37	12	24	255	003	419 VERONA	Sporrer	Shanks	20121038993	Jul-2012	\$ 149,000	2005	1,730		\$ 86.13
Average:														\$ 96.47

Control:

38	12	11	477	001	2751 TIMBER	Lindgren	Dvorak	20131015730	Apr-2013	\$ 125,000	1965	2,056		\$ 60.80
39	12	11	477	008	2591 TIMBER	FNMA	Mutimer	20131041332	Sep-2013	\$ 80,000	1950	1,520	Bank	\$ 52.63
40	12	11	478	015	7984 KAHALA	Hathaway	Hathaway	20141040259	Dec-2014	\$ 57,500	1976	1,426		\$ 40.32
41	12	11	478	015	7984 KAHALA	Harris Bnk	Hathaway	20131035226	Aug-2013	\$ 55,000	1976	1,426	Bank	\$ 38.57
42	12	11	478	018	7981 KAHALA	Cleland	Jackson	20121030313	Jul-2012	\$ 96,000	1979	1,251		\$ 76.74
43	12	11	478	019	7982 ILI KAI	Vacha	Gregory	20131043392	Oct-2013	\$ 102,000	1977	1,400		\$ 72.86
44	12	24	376	024	311 ASHWELL	3 Hammer	Bonang	20141011875	Apr-2014	\$ 101,000	2007	1,048		\$ 96.37
45	12	25	226	006	8878 NICOLE	Jud. Sales	HUD	20121036752	Jul-2013	\$ 188,378	2005	1,426	Bank	\$ 132.10
46	12	25	226	006	8878 NICOLE	HUD	Hamann	20141002060	Jan-2014	\$ 75,000	2005	1,426	Bank	\$ 52.59
47	12	25	226	006	8878 NICOLE	Hamann	Kieth	20141039641	Nov-2014	\$ 139,000	2005	1,426		\$ 97.48
48	12	25	227	002	8903 NICOLE	Wells Fargo	Menart	20131039790	Apr-2013	\$ 147,900	2004	2,444	Bank	\$ 60.52
49	12	25	227	011	8924 PUTTER	Liu	Thompson	20131022930	Jun-2013	\$ 160,000	2004	2,482		\$ 64.46
50	12	25	227	024	8928 BIRDIE	Wesley	Reed	20131038187	Sep-2013	\$ 172,000	2006	1,915		\$ 89.82
51	12	25	227	025	8946 BIRDIE	Russell	Worple	20141018823	Jun-2014	\$ 185,900	2006	1,846		\$ 100.70
52	12	25	227	028	8875 BIRDIE	Oakley Tr	Oakley	20131035765	Aug-2013	\$ 208,000	2005	1,875		\$ 110.93
53	12	25	227	031	8921 BIRDIE	Wallace	Emerson	20141024860	Jul-2014	\$ 210,000	2005	1,854		\$ 113.27
54	12	25	228	002	539 PAR	Jud. Sales	FHLM	20121028026	Nov-2012	\$ 114,000	2005	1,772	Bank	\$ 64.33
55	12	25	228	003	553 PAR	Brooks	Deutsch	20141027673	Aug-2014	\$ 215,000	2005	2,552		\$ 84.25
56	12	25	228	006	603 PAR	Hade	Legge	20141016751	May-2014	\$ 186,000	2004	1,920		\$ 96.88
57	12	25	229	004	612 PAR	FNMA	Ketter	20121010581	Mar-2014	\$ 175,000	2005	1,855	Bank	\$ 94.34
58	12	25	229	006	640 PAR	Kachekmuss	Soelke	20121029780	Jul-2012	\$ 214,000	2005	1,892		\$ 113.11
59	12	25	229	006	640 PAR	Soelke	NuCom. Mob.		May-2014	\$ 186,000	2005	1,892	No Record	\$ 98.31
60	12	25	229	014	665 GOLF HILL	Engleby	Heideman	20131024904	Jun-2013	\$ 142,500	2004	1,772		\$ 80.42

Appendix IIIa: Continued on Next Page

Appendix IIIa: Continued

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.	Sale Date	Sale Price	Age	Above Grade	Notes	\$/Ft2
61	12 25 302 007	1131 GRIGGS	Hunt	Dowell	20141037578	Nov-2014	\$ 130,000	1992	1,798		\$ 72.30
62	12 25 302 011	1193 GRIGGS	Hamilton	LeMaster	20141008186	Mar-2014	\$ 173,400	1993	2,254		\$ 76.93
63	12 25 302 015	1265 GRIGGS	Hendricks	Hendricks	20131038822	May-2013	\$ 188,000	1992	1,905	Related	\$ 98.69
64	12 25 302 019	1327 GRIGGS	McGarth	Flosi	20141033508	Oct-2014	\$ 182,000	1992	2,418		\$ 75.27
65	12 25 303 001	1096 GRIGGS	Rose	Floberg Cent.	20131015893	Mar-2013	\$ 133,000	1995	1,798	Exempt	\$ 73.97
66	12 25 303 006	1170 GRIGGS	Leak	Brown	20121020475	May-2012	\$ 163,500	1993	1,684		\$ 97.09
67	12 25 326 015	1006 ARCTIC	Warner Tr.	Minick	20131038983	Sep-2013	\$ 62,000	1964	1,438	Flip	\$ 43.12
68	12 25 326 015	1006 ARCTIC	Minick	Boughton	20131038983?	Dec-2013	\$ 74,000	1964	1,438	Flip	\$ 51.46
69	12 25 326 028	8448 VICKI	Colonial Sav.	George	20121014303	Mar-2012	\$ 35,000	1964	960	Bank	\$ 36.46
70	12 25 327 008	1156 MILL	1St. Nat.	Watermolon	20141021753	Jun-2014	\$ 87,500	1964	1,248	Bank	\$ 70.11
71	12 25 352 002	8036 SLATER	Galindo	Frenzer	20141038170	Nov-2014	\$ 147,900	1993	1,358		\$ 108.91
72	12 25 352 029	1114 INGRAM	Jackson	Phomsopha	20141014079	May-2014	\$ 125,000	1995	1,818		\$ 68.76
73	12 25 353 002	1218 GRIGGS	B&H Hold.	Hampilos	20131015059	Jan-2013	\$ 88,000	1992	2,454	Bank	\$ 35.86
74	12 25 354 001	8009 SLATER	U.S. Bnk.	Ferriter	20131014857	Mar-2013	\$ 100,350	1992	2,418	Bank	\$ 41.50
75	12 25 354 001	8009 SLATER	Ferriter	Swanson	20131032727	Aug-2013	\$ 198,000	1992	2,418		\$ 81.89
76	12 25 354 002	8023 SLATER	Ducato	Hoelscher	20141009848	Mar-2014	\$ 175,000	1992	2,182	Short	\$ 80.20
77	12 25 376 019	1318 MILL	Fehler Est.	Morrison	20121016518	Apr-2012	\$ 86,000	1965	1,092	Court Ord.	\$ 78.75
78	12 25 377 003	1227 RANDALL	Castile	Engleking	20131039484	Sep-2013	\$ 75,000	1959	960		\$ 78.13
79	12 25 377 009	1259 RANDALL	Jackson Tr	Markley	20141034279	Oct-2014	\$ 86,000	1960	1,536		\$ 55.99
80	12 25 377 011	1289 RANDALL	Jud. Sales	Bk of NY	20121045550	Sep-2012	\$ 36,250	1960	960	Bank	\$ 37.76
81	12 25 378 001	1268 RANDALL	Steinborn	Abernathy	20121019806	May-2012	\$ 70,000	1960	1,498		\$ 46.73
82	12 25 378 004	1354 RANDALL	Janicke Est.	Gustman	20131024829	Jun-2013	\$ 70,000	1959	912		\$ 76.75
83	12 25 379 004	8357 TRUDY	FNMA	Michael	20141040124	Dec-2014	\$ 85,000	1968	1,590	Bank	\$ 53.46
84	12 25 401 001	1002 RANDALL	Farley	Elliot	20131022357	Apr-2013	\$ 155,000	1965	2,176		\$ 71.23
85	12 25 401 002	1020 RANDALL	Deutsch Bnk	Ullrich	20141012229	Apr-2014	\$ 74,900	1973	1,078	Bank	\$ 69.48
86	12 25 401 018	1114 BUDDY	Wells Fargo	Wright	20121035048	Aug-2012	\$ 39,200	1959	1,140	Bank	\$ 34.39
87	12 25 401 018	1114 BUDDY	Wright	Wells Fargo	20131007245	Feb-2013	\$ 83,500	1959	1,140	Bank	\$ 73.25
88	12 25 401 024	1139 MELWOOD	Erickson	Smith	29131916690	Apr-2013	\$ 100,000	1961	1,080		\$ 92.59
89	12 25 401 025	8648 VICKI	Lee	Tangora	20121018451	May-2012	\$ 125,000	1959	912		\$ 137.06
90	12 25 402 005	1138 MELWOOD	FHLM	Horner	20131030181	Jun-2013	\$ 96,000	1971	1,144	Bank	\$ 83.92

Appendix IIIa: Continued on Next Page

Appendix IIIa: Continued

Sale	Parcel No.	Address	Grantor	Grantee	Doc. No.	Sale Date	Sale Price	Age	Above Grade	Notes	\$/Ft2
91	12 25 452 003	1350 DIXIE	FHLM	Shaver	20131009298	Feb-2013	\$ 41,500	1960	1,313	Bank	\$ 31.61
92	12 25 452 006	1470 DIXIE	Posada	Grove	20131033041	Aug-2013	\$ 79,700	1963	1,088		\$ 73.25
93	12 25 452 013	8649 TRUDY	Mellon Bnk	Arcturus Ent.	20131014191	Mar-2013	\$ 63,000	1960	2,108	QCD	\$ 29.89
94	12 25 452 013	8649 TRUDY	Arcturus Ent.	Wolf	20141019138	Jun-2014	\$ 132,300	1960	2,108		\$ 62.76
95	12 25 453 008	1446 MELWOOD	Scott Tr	Novak	20131047929	Dec-2013	\$ 70,500	1959	1,508		\$ 46.75
96	12 26 427 004	1111 INGRAM	Panton	Salem	20121004881	Feb-2012	\$ 150,000	1995	2,468		\$ 60.78
97	12 26 427 005	1119 INGRAM	Brattland	Brook. Relo	20141036808	Oct-2014	\$ 187,000	1994	2,130	Relo.	\$ 87.79
98	12 26 427 005	1119 INGRAM	Brook. Relo	Wilke	20141036809	Nov-2014	\$ 187,000	1994	2,130	Relo.	\$ 87.79
99	12 26 427 008	1143 INGRAM	Anderson	McConnaghy	20121022209	Jul-2014	\$ 167,500	1995	2,158		\$ 77.62
100	12 26 427 009	1161 INGRAM	Luna	Yafai	20141015794	May-2014	\$ 150,000	1995	2,306		\$ 65.05
101	12 26 427 011	1227 INGRAM	U.S. Bnk.	Duckworth	20141026172	Jul-2014	\$ 132,000	1995	2,301	Bank	\$ 57.37
<b>Average:</b>											\$ 73.04

Appendix IIIb: Arm's Length Sales Near Rosecrance Center.

Sale	Parcel No.	Sale Price	Sale Date	Age	Above Grade	\$/Ft <sup>2</sup>	Base. Fin.	Total Liv.	Rec. Room	Bed	Bath	FP	Style	Garage
Target:														
2	12 13 376 008	\$245,000	Aug-2014	2006	1,945	\$125.96	0	1,945	0	3	2.0	1	1SF	1.0
5	12 13 401 018	\$328,000	Apr-2014	2006	2,610	\$125.67	0	2,610	0	4	2.0	1	1SF	2.0
6	12 13 428 006	\$239,000	May-2013	1984	1,715	\$139.36	932	2,647	0	3	3.0	1	BI	1.0
12	12 13 477 010	\$265,000	Apr-2013	1993	2,710	\$97.79	0	2,710	0	4	2.5	1	2SF	2.0
14	12 24 102 001	\$182,500	Nov-2013	2004	1,788	\$102.07	0	1,788	0	3	2.0	1	1SF	1.0
16	12 24 176 003	\$ 88,000	Mar-2013	2001	1,104	\$79.71	0	1,104	0	3	1.0	0	SPLF	1.0
17	12 24 176 006	\$124,900	Aug-2014	2001	1,330	\$93.91	0	1,330	0	3	2.0	0	1SF	1.0
18	12 24 178 004	\$101,500	Aug-2012	1998	1,112	\$91.28	0	1,112	834	3	1.0	0	1SF	1.0
20	12 24 178 008	\$114,000	Aug-2012	2000	1,256	\$90.76	0	1,256	0	3	2.0	0	1SF	1.0
21	12 24 179 015	\$114,900	Aug-2012	2001	1,036	\$110.91	0	1,036	518	3	2.0	0	1SF	1.0
24	12 24 180 004	\$170,000	Feb-2014	2006	2,340	\$72.65	0	2,340	0	3	2.5	1	2SF	2.0
28	12 24 252 008	\$129,000	Feb-2014	2004	1,391	\$92.74	0	1,391	970	3	2.0	0	1SF	1.0
29	12 24 253 003	\$139,000	Nov-2013	2004	1,308	\$106.27	0	1,308	512	3	2.0	0	1SF	1.0
30	12 24 254 001	\$166,000	Aug-2014	2004	1,451	\$114.40	941	2,392	0	3	2.0	0	1SF	1.0
34	12 24 254 013	\$270,000	Jun-2013	2006	2,335	\$115.63	807	3,142	0	4	3.5	1	2SF	2.0
36	12 24 254 017	\$180,000	Dec-2013	2008	2,962	\$60.77	0	2,962	0	4	2.5	1	2SF	2.0
37	12 24 255 003	\$149,000	Jul-2012	2005	1,730	\$86.13	0	1,730	0	3	2.0	0	1SF	1.0
Average:				2002		\$100.35								
Control:														
42	12 11 478 018	\$ 96,000	Jul-2012	1979	1,251	\$76.74	0	1,251	0	3	2.0	1	1SF	1.0
43	12 11 478 019	\$102,000	Oct-2013	1977	1,400	\$72.86	0	1,400	0	3	2.0	1	1SF	1.0
44	12 24 376 024	\$101,000	Apr-2014	2007	1,048	\$96.37	664	1,712	0	3	2.0	1	BI	1.0
47	12 25 226 006	\$139,000	Nov-2014	2005	1,426	\$97.48	0	1,426	0	3	2.0	1	1SF	1.0
49	12 25 227 011	\$160,000	Jun-2013	2004	2,482	\$64.46	0	2,482	0	4	2.5	0	2SF	2.0
50	12 25 227 024	\$172,000	Sep-2013	2006	1,915	\$89.82	0	1,915	0	3	2.0	1	1SF	1.0
51	12 25 227 025	\$185,900	Jun-2014	2006	1,846	\$100.70	0	1,846	0	3	2.5	1	1SF	1.0
52	12 25 227 028	\$208,000	Aug-2013	2005	1,875	\$110.93	0	1,875	0	3	2.0	1	1SF	1.0
53	12 25 227 031	\$210,000	Jul-2014	2005	1,854	\$113.27	0	1,854	0	3	2.0	1	1SF	1.0

Appendix IIIb: Continued on Next Page.

Appendix IIIb: Continued.

Sale	Parcel No.				Sale Price	Sale Date	Age	Above Grade	\$/Ft <sup>2</sup>	Base. Fin.	Total Liv.	Rec. Room	Bed	Bath	FP	Style	Garage	
55	12	25	228	003	\$215,000	Aug-2014	2005	2,552	\$84.25	0	2,552	0	4	2.5	1	2SF	2.0	
56	12	25	228	006	\$186,000	May-2014	2004	1,920	\$96.88	0	1,920	0	3	2.0	1	1SF	1.0	
58	12	25	229	006	\$214,000	Jul-2012	2005	1,892	\$113.11	0	1,892	0	3	2.0	1	1SF	1.0	
59	12	25	229	006	\$186,000	May-2014	2005	1,892	\$98.31	0	1,892	0	3	2.0	1	1SF	1.0	
60	12	25	229	014	\$142,500	Jun-2013	2004	1,772	\$80.42	0	1,772	0	3	2.0	1	1SF	1.0	
61	12	25	302	007	\$130,000	Nov-2014	1992	1,798	\$72.30	0	1,798	660	3	2.0	1	1SF	1.0	
62	12	25	302	011	\$173,400	Mar-2014	1993	2,254	\$76.93	0	2,254	0	4	2.5	1	2SF	2.0	
64	12	25	302	019	\$182,000	Oct-2014	1992	2,418	\$75.27	1,080	3,498	0	4	3.5	1	2SF	2.0	
66	12	25	303	006	\$163,500	May-2012	1993	1,684	\$97.09	0	1,684	725	3	2.0	1	1SF	1.0	
71	12	25	352	002	\$147,900	Nov-2014	1993	1,358	\$108.91	672	2,030	0	4	3.0	1	SPLF	1.0	
72	12	25	352	029	\$125,000	May-2014	1995	1,818	\$68.76	0	1,818	1,700	3	3.0	2	1SF	1.0	
75	12	25	354	001	\$198,000	Aug-2013	1992	2,418	\$81.89	600	3,018	0	4	2.5	1	2SF	2.0	
78	12	25	377	003	\$ 75,000	Sep-2013	1959	960	\$78.13	0	960	0	3	1.0	0	1SF	1.0	
79	12	25	377	009	\$ 86,000	Oct-2014	1960	1,536	\$55.99	0	1,536	0	3	1.5	0	1SF	1.0	
81	12	25	378	001	\$ 70,000	May-2012	1960	1,498	\$46.73	0	1,498	0	3	1.0	1	1SF	1.0	
82	12	25	378	004	\$ 70,000	Jun-2013	1959	912	\$76.75	0	912	242	3	1.0	0	1SF	1.0	
84	12	25	401	001	\$155,000	Apr-2013	1965	2,176	\$71.23	0	2,176	168	4	3.5	1	1SF	1.0	
88	12	25	401	024	\$100,000	Apr-2013	1961	1,080	\$92.59	0	1,080	400	3	1.0	0	1SF	1.0	
89	12	25	401	025	\$125,000	May-2012	1959	912	\$137.06	0	912	0	3	1.0	0	1SF	1.0	
92	12	25	452	006	\$ 79,700	Aug-2013	1963	1,088	\$73.25	0	1,088	0	3	1.0	0	1SF	1.0	
95	12	25	453	008	\$ 70,500	Dec-2013	1959	1,508	\$46.75	0	1,508	0	3	1.5	0	1SF	1.0	
96	12	26	427	004	\$150,000	Feb-2012	1995	2,468	\$60.78	0	2,468	0	4	3.5	1	2SF	2.0	
99	12	26	427	008	\$167,500	Jul-2014	1995	2,158	\$77.62	0	2,158	0	3	2.5	1	2SF	2.0	
100	12	26	427	009	\$150,000	May-2014	1995	2,306	\$65.05	0	2,306	0	4	2.5	1	2SF	2.0	
Average:							1988		\$83.60									

Appendix IIIc: Houses Built Post 1970 Near Rosecrance Center.

Sale	Parcel No.				Sale Price	Sale Date	Age	Above Grade	\$/Ft <sup>2</sup>	Base. Fin.	Total Liv.	Rec. Room	Bed	Bath	FP	Style	Garage	
Target:																		
2	12	13	376	008	\$ 245,000	Aug-2014	2006	1,945	\$125.96	0	1,945	0	3	2.0	1	1SF	1.0	
5	12	13	401	018	\$ 328,000	Apr-2014	2006	2,610	\$125.67	0	2,610	0	4	2.0	1	1SF	2.0	
12	12	13	477	010	\$ 265,000	Apr-2013	1993	2,710	\$97.79	0	2,710	0	4	2.5	1	2SF	2.0	
14	12	24	102	001	\$ 182,500	Nov-2013	2004	1,788	\$102.07	0	1,788	0	3	2.0	1	1SF	1.0	
17	12	24	176	006	\$ 124,900	May-2014	2001	1,330	\$93.91	0	1,330	0	3	2.0	0	1SF	1.0	
18	12	24	178	004	\$ 101,500	Aug-2012	1998	1,112	\$91.28	0	1,112	834	3	1.0	0	1SF	1.0	
20	12	24	178	008	\$ 114,000	Aug-2012	2000	1,256	\$90.76	0	1,256	0	3	2.0	0	1SF	1.0	
21	12	24	179	015	\$ 114,900	Aug-2012	2001	1,036	\$110.91	0	1,036	518	3	2.0	0	1SF	1.0	
24	12	24	180	004	\$ 170,000	Feb-2014	2006	2,340	\$72.65	0	2,340	0	3	2.5	1	2SF	2.0	
28	12	24	252	008	\$ 129,000	Feb-2014	2004	1,391	\$92.74	0	1,391	970	3	2.0	0	1SF	1.0	
29	12	24	253	003	\$ 139,000	Nov-2013	2004	1,308	\$106.27	0	1,308	512	3	2.0	0	1SF	1.0	
30	12	24	254	001	\$ 166,000	Aug-2014	2004	1,451	\$114.40	941	2,392	0	3	2.0	0	1SF	1.0	
34	12	24	254	013	\$ 270,000	Jun-2013	2006	2,335	\$115.63	807	3,142	0	4	3.5	1	2SF	2.0	
36	12	24	254	017	\$ 180,000	Dec-2013	2008	2,962	\$60.77	0	2,962	0	4	2.5	1	2SF	2.0	
37	12	24	255	003	\$ 149,000	Jul-2012	2005	1,730	\$86.13	0	1,730	0	3	2.0	0	1SF	1.0	
Average:							2003		\$99.13									
Control:																		
42	12	11	478	018	\$ 96,000	Jul-2012	1979	1,251	\$76.74	0	1,251	0	3	2.0	1	1SF	1.0	
43	12	11	478	019	\$ 102,000	Oct-2013	1977	1,400	\$72.86	0	1,400	0	3	2.0	1	1SF	1.0	
47	12	25	226	006	\$ 139,000	Nov-2014	2005	1,426	\$97.48	0	1,426	0	3	2.0	1	1SF	1.0	
49	12	25	227	011	\$ 160,000	Jun-2013	2004	2,482	\$64.46	0	2,482	0	4	2.5	0	2SF	2.0	
50	12	25	227	024	\$ 172,000	Sep-2013	2006	1,915	\$89.82	0	1,915	0	3	2.0	1	1SF	1.0	
51	12	25	227	025	\$ 185,900	Jun-2014	2006	1,846	\$100.70	0	1,846	0	3	2.5	1	1SF	1.0	
52	12	25	227	028	\$ 208,000	Aug-2013	2005	1,875	\$110.93	0	1,875	0	3	2.0	1	1SF	1.0	
53	12	25	227	031	\$ 210,000	Jul-2014	2005	1,854	\$113.27	0	1,854	0	3	2.0	1	1SF	1.0	
55	12	25	228	003	\$ 215,000	Aug-2014	2005	2,552	\$84.25	0	2,552	0	4	2.5	1	2SF	2.0	
56	12	25	228	006	\$ 186,000	May-2014	2004	1,920	\$96.88	0	1,920	0	3	2.0	1	1SF	1.0	
58	12	25	229	006	\$ 214,000	Jul-2012	2005	1,892	\$113.11	0	1,892	0	3	2.0	1	1SF	1.0	

Appendix IIIc: Continued on Next Page.



Appendix IV: Assumptions and Limiting Conditions.

#### ASSUMPTIONS AND LIMITING CONDITIONS

1. Peter Poletti did not make a boundary survey of the property; therefore, no responsibility is assumed in connection with such matters.
2. No responsibility is assumed for matters of a legal nature affecting title to the Subject Site or is an opinion of title rendered. The title is assumed to be good and merchantable.
3. Information furnished by others is assumed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, Poletti assumes no responsibility for its accuracy.
4. This report considers the Subject Site as being under responsible ownership and competent management.
5. It is assumed that there is general compliance with all federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the consulting report.
6. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the consulting report.
7. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
8. It is assumed that the utilization of the land and improvements is within the boundaries or property lines.
9. Any use of this consulting report by anyone, whomsoever, constitutes acceptance of the above and any other limiting conditions that might be outlined later herein.

#### GENERAL LIMITING CONDITIONS

1. Poletti and Associates, Inc. will not be required to give testimony or appear in court because of having made this consulting report, with reference to the property in question, unless arrangements have been previously made therefor.
2. Possession of this consulting report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of Poletti and Associates, Inc., and, in any event, only with proper written qualification and only in its entirety.
3. Neither all nor any part of the contents of this consulting report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without the expressed written consent and approval of Poletti and Associates, Inc.

#### PURPOSE AND INTENDED USER OF THE REPORT

The purpose of this consulting report is for incorporation in the site location application and use at the zoning siting hearing for the Facility. The intended user of this report is Maxxam Partners, LLC, its representatives, the Zoning Board of Kane County, Illinois and its representatives. Use by anyone else is not permitted. The client for the report is Maxxam Partners, LLC. Maxxam Partners, LLC ordered the report. The date of initial inspection of the subject property is April 30, 2015. The date of the report is June 21, 2015 with the effective date of the opinion being June 21, 2015.