

10/02/2017

Dear Client:

Pursuant to your request to estimate the fair market value of the fee simple interest of the above described property, I submit the following report for your consideration. This report describes in brief the method of appraisal.

This is a Restricted Appraisal Report. As such, it presents only brief summary discussions of the data, reasoning, and analyses that were used in the appraisal process to determine the appraiser's opinion of value. Some supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

I hereby certify that I personally inspected the property on September 14, 2017 and that I have no present or prospective interest in the property appraised. Also, I certify that all of the data gathered for use in the appraisal is believed reliable but is not and cannot be guaranteed by your appraiser.


Employment in and compensation for preparing this report are in no way contingent on the value reported, and I certify that I have no personal interest or bias with respect to the subject matter of or parties involved with this appraisal.

To the best of my knowledge and belief the statements contained within this appraisal and upon which opinions expressed herein are based are correct, subject to the limiting conditions set forth within the appraisal. This appraisal has been made in conformance with all applicable codes and regulations.

Based upon the information presenting in the following report, it is the opinion of your appraiser that the Fair Market Value of the property described, as of September 14, 2017, is as follows:

One Hundred Fifty-Five Thousand Dollars (\$155,000).

Sincerely,



Brad Glassey, MAI

Certified General Real Estate Appraiser
Certification # 553.001754

SUMMARY OF FACTS AND CONCLUSIONS

PROPERTY TYPE: Commercial

BORROWER NAME: Atlanta Public Library District

CLIENT NAME: The Atlanta National Bank

LOCATION: 114-120 SW Arch St.

DATE OF APPRAISAL: September 14, 2017

DATE OF REPORT: October 2, 2017

PROPERTY RIGHTS APPRAISED: Fee Simple Interest

HIGHEST AND BEST USE: As Improved.

LAND AREA: 50 x 120

GROSS BUILDING AREA: 9,400 Sq. Ft.

ZONING: C-1 Commercial

ESTIMATED TOTAL VALUE: \$155,000

Glassey & Glassey Appraisal Service

Brad Glassey, MAI Certified General Real Estate Appraiser

APPRAISAL OF

114-120 SW Arch St.
Atlanta, IL. 61723

FOR

The Atlanta National Bank
PO Box 459
Atlanta, IL. 61723

BY

Brad Glassey, MAI

EFFECTIVE DATE

September 14, 2017

Glassey & Glassey Appraisal Service

Brad Glassey, MAI Certified General Real Estate Appraiser

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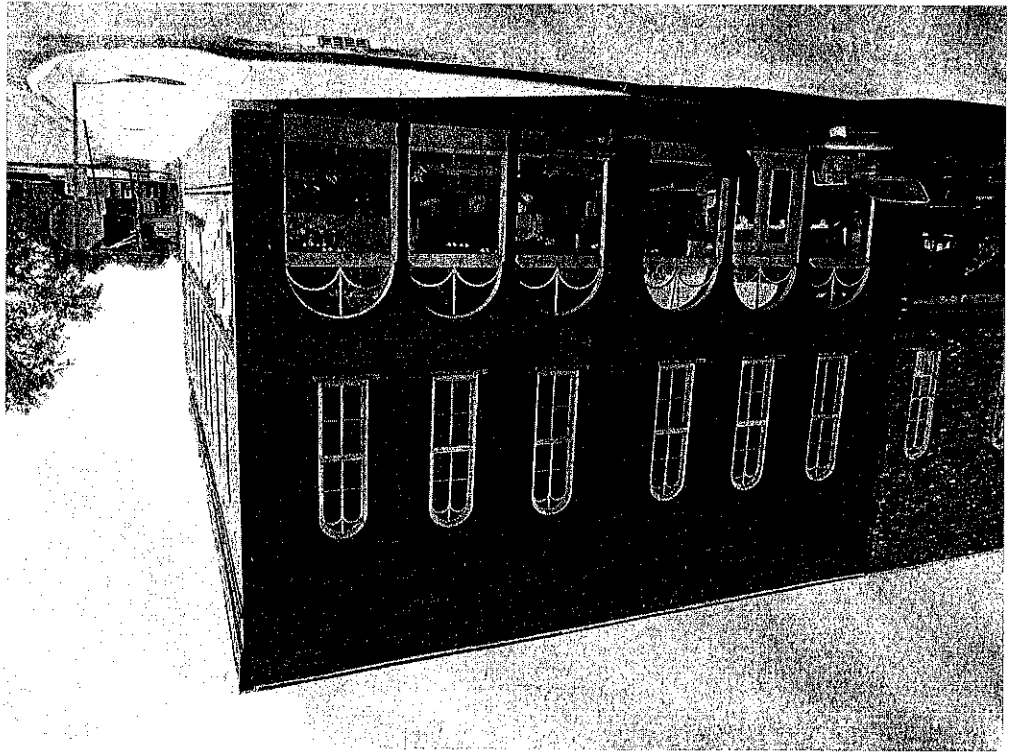
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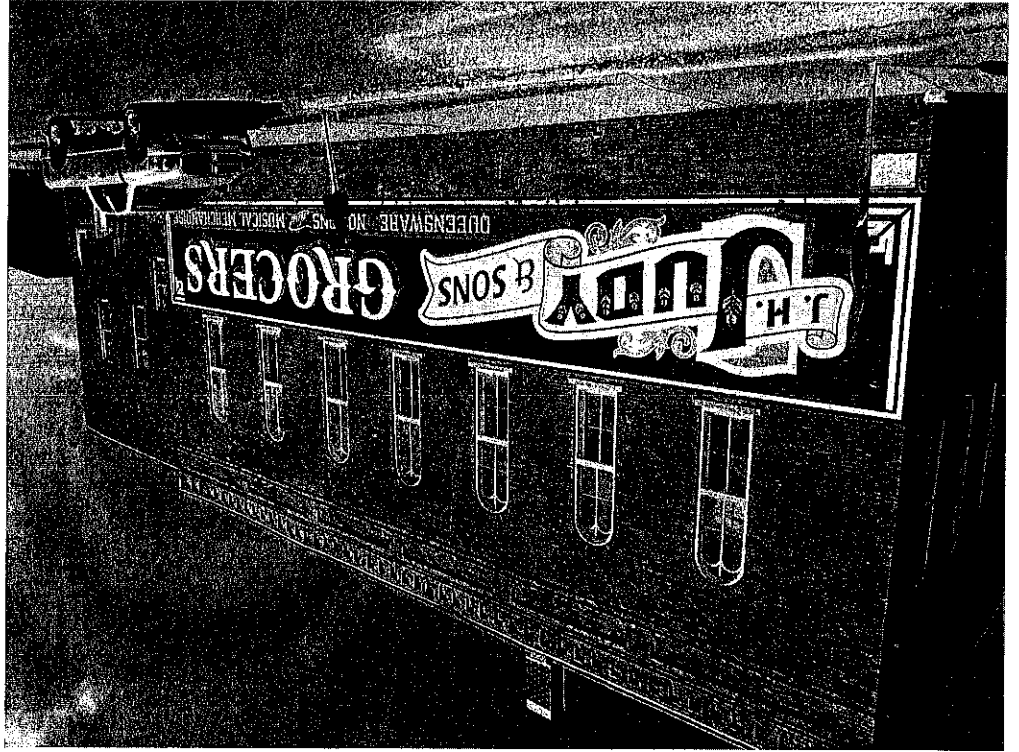
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Subject
Front



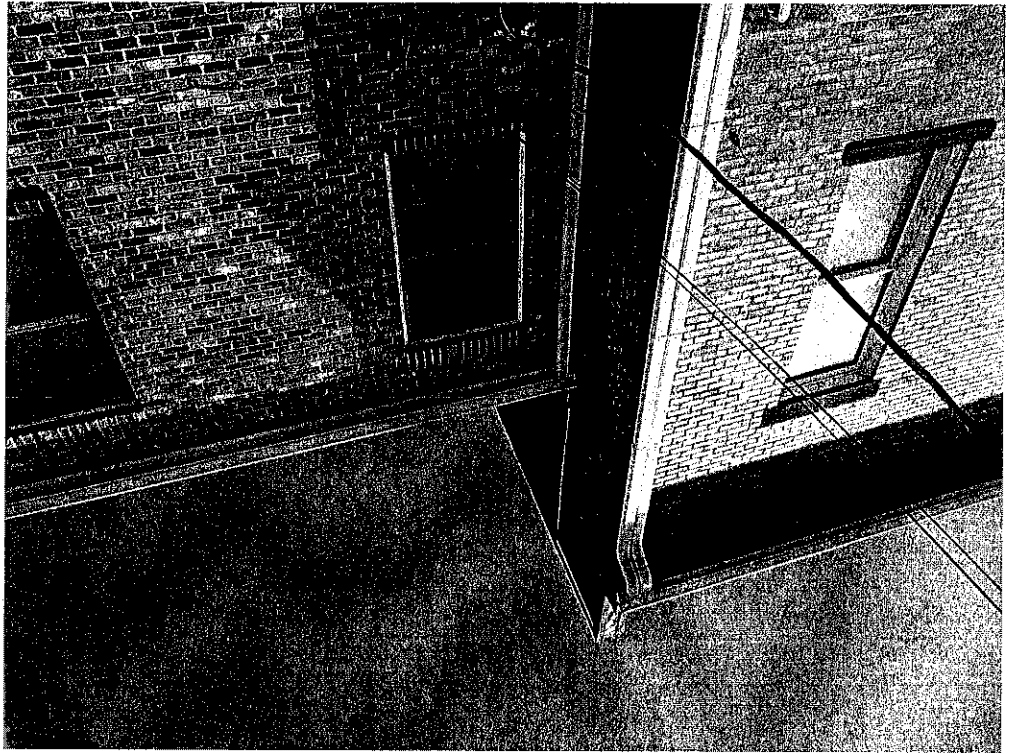
Subject
Right Side



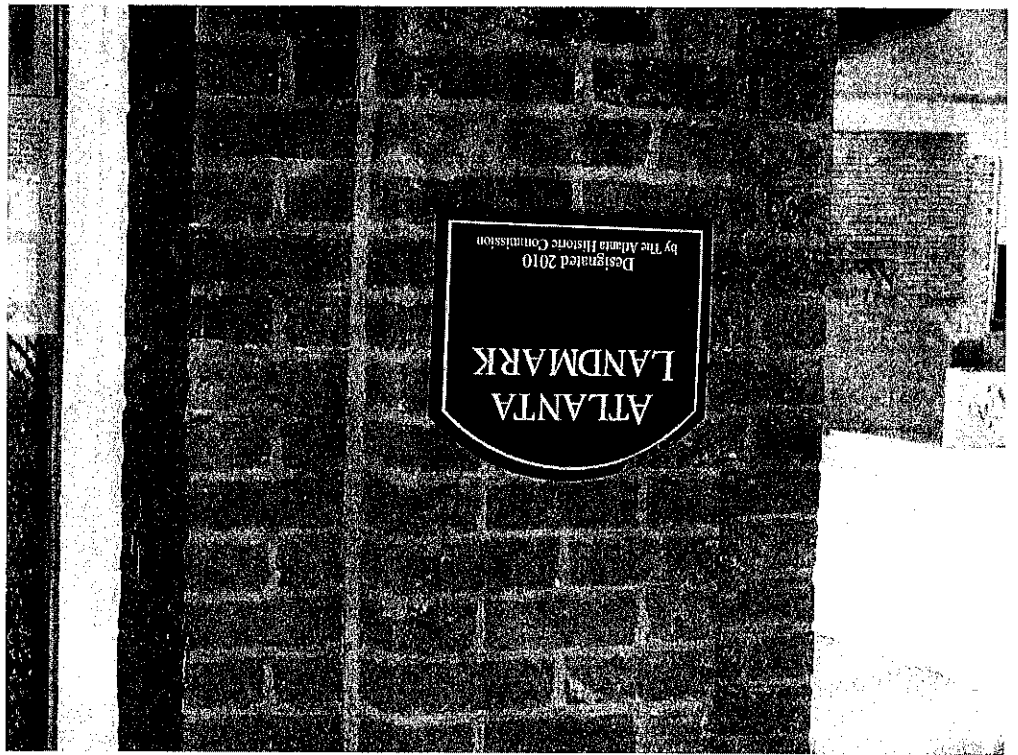
Subject
Rear



Subject
Left Side



Subject
Landmark Plaque



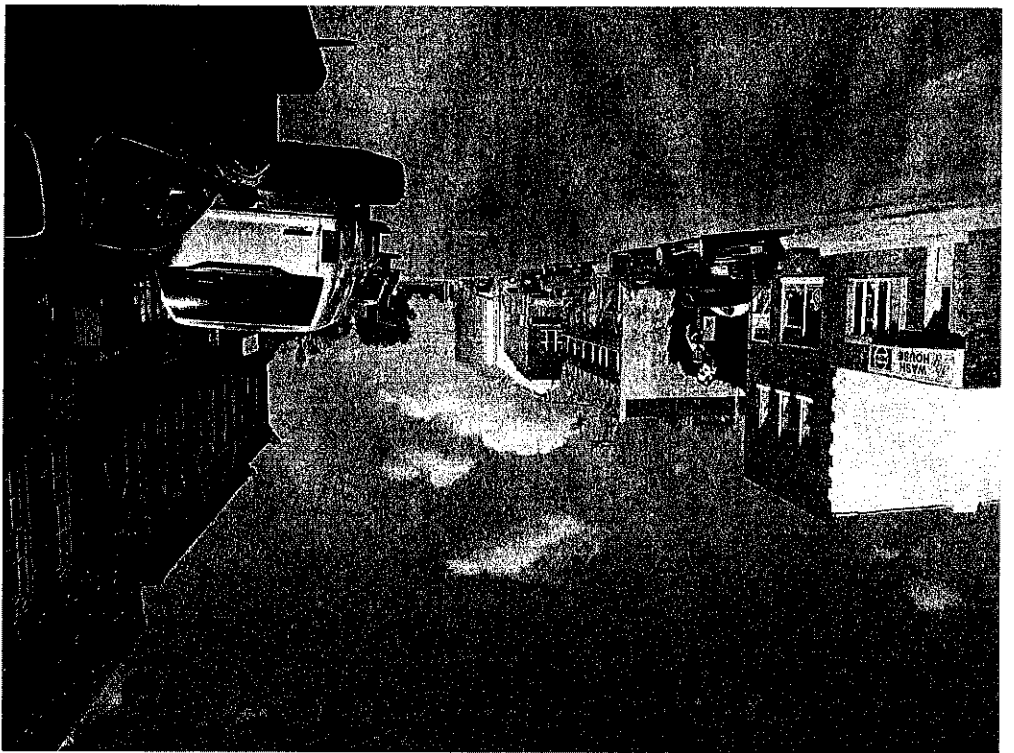
Subject
Rotten Trim



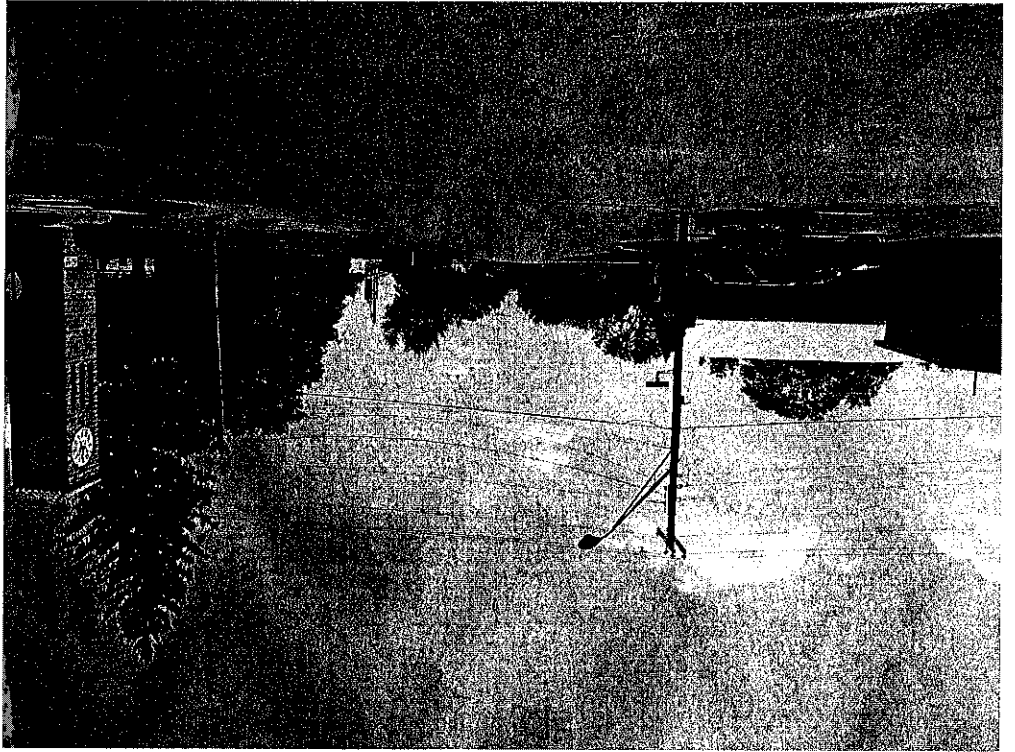
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Subject
Street - Arch St.



Subject
Street - Arch St.



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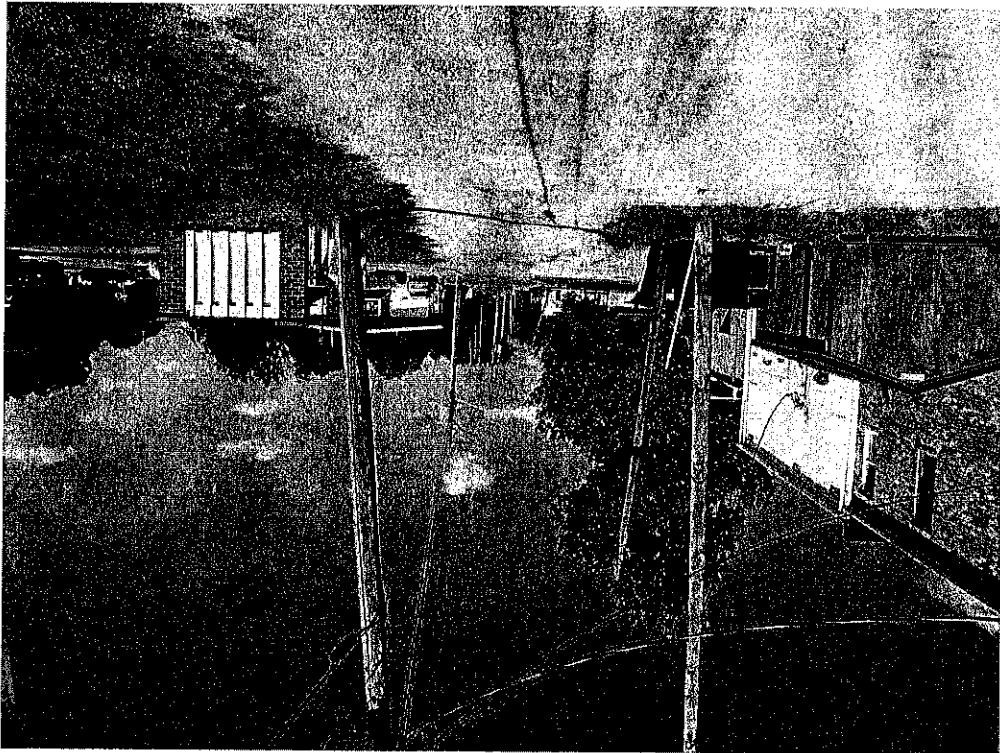
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Street - Race St.



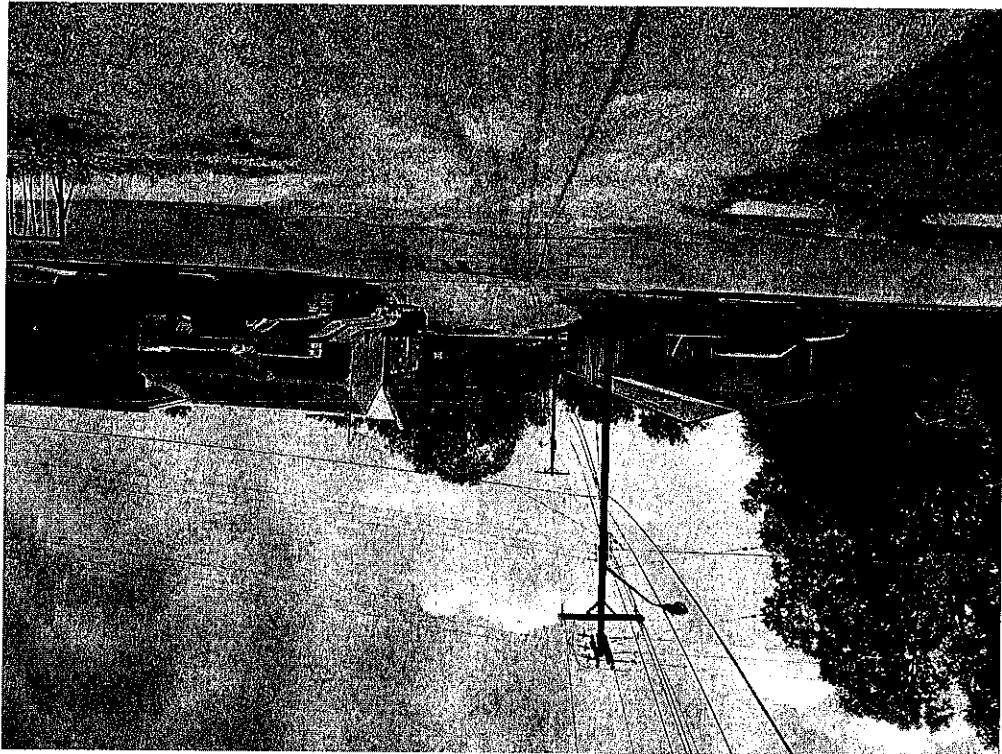
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Street - Race St.



Subject
Alley



Subject
Alley



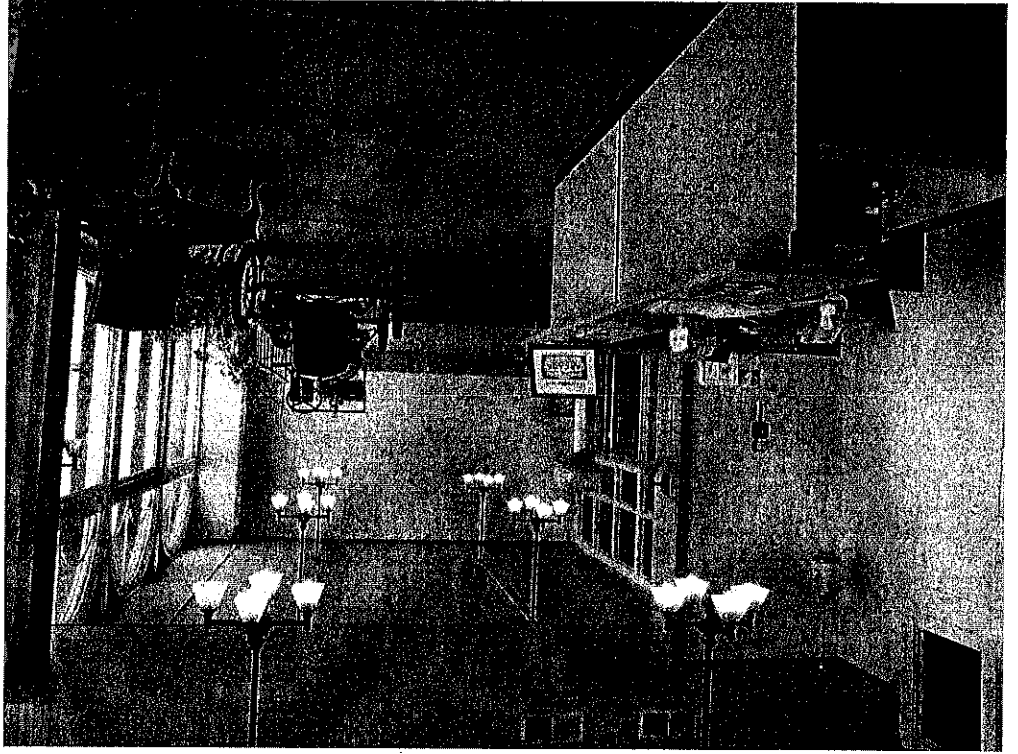
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Subject
View - Front



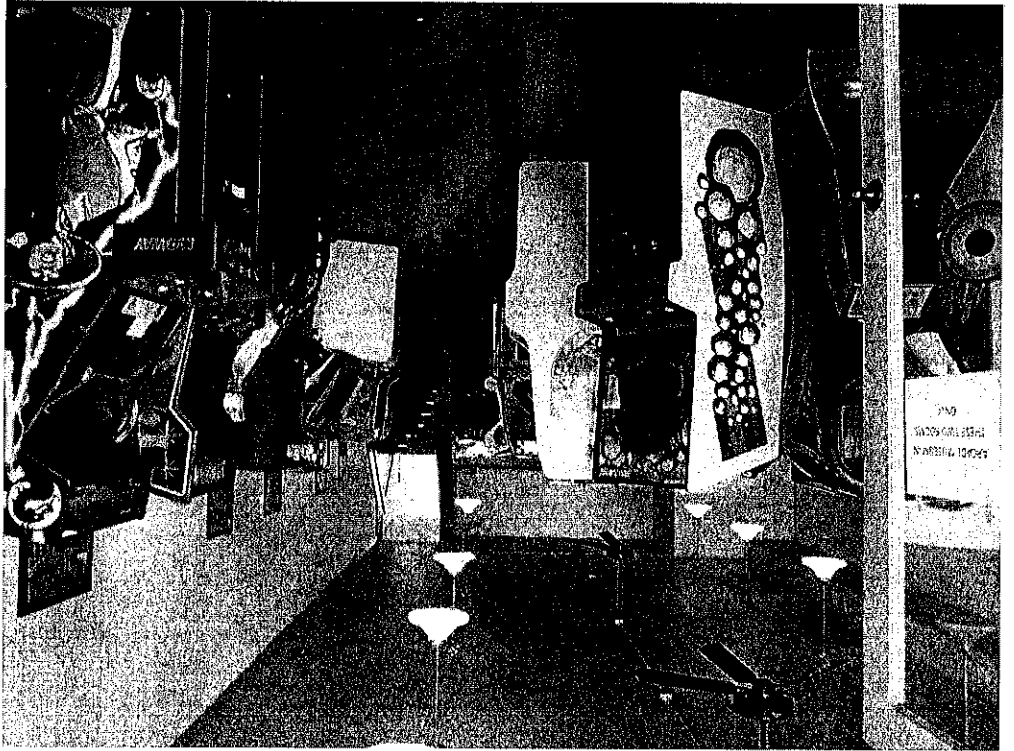
Subject
Interior
Foyer



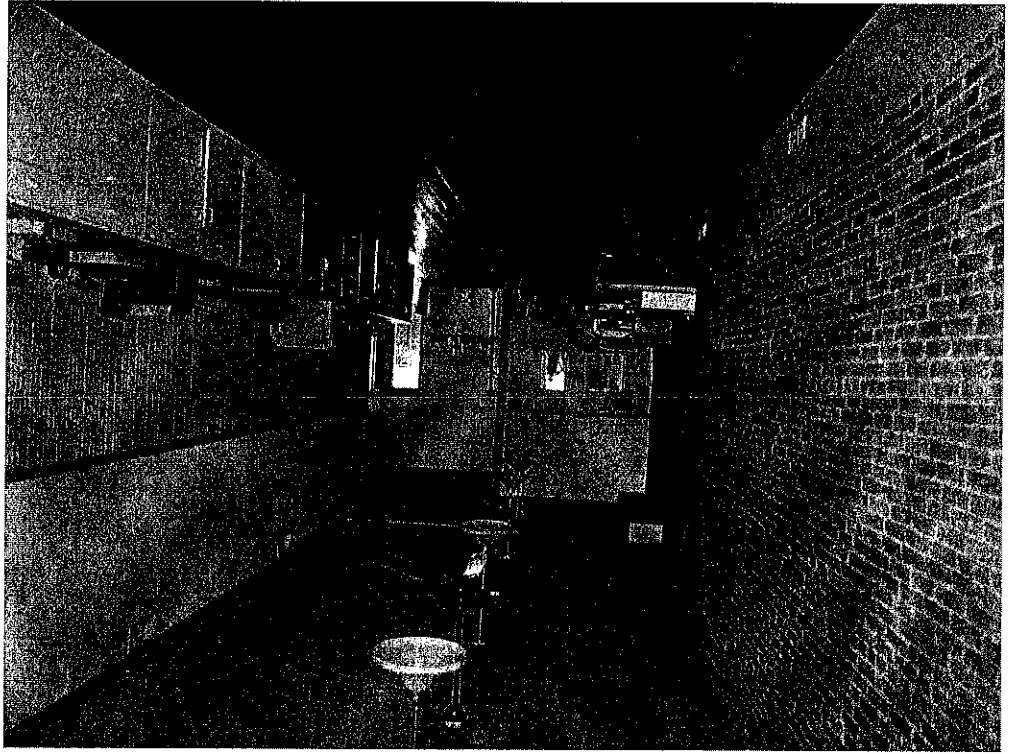
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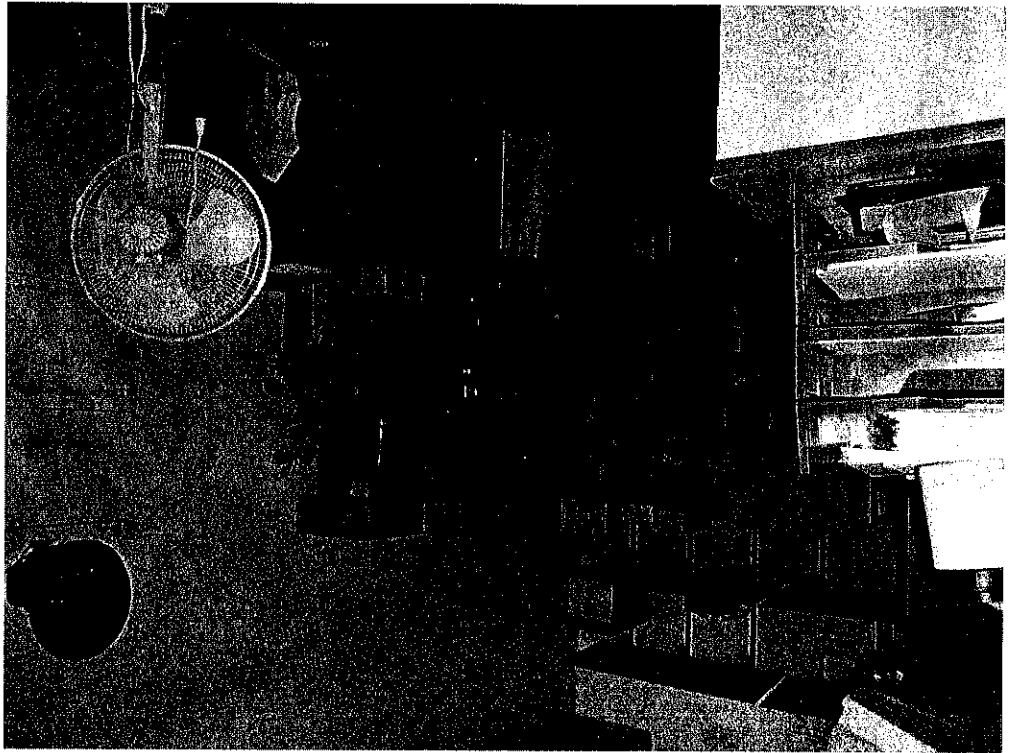
Subject
Interior
Arcade Room



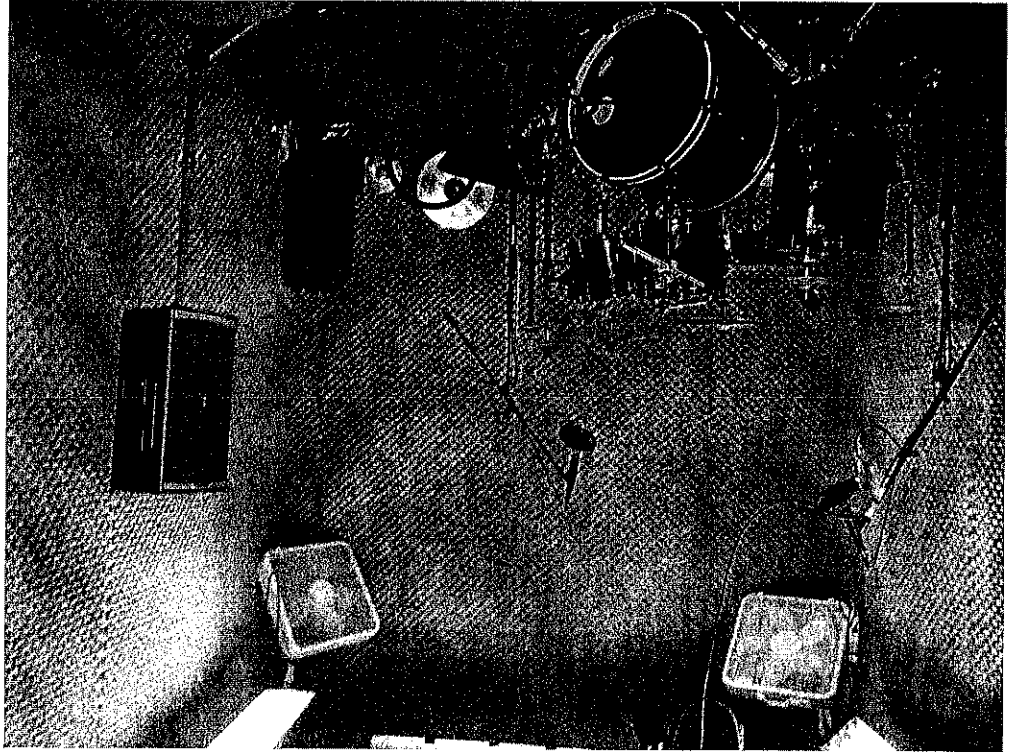
Subject
Interior
Room



Subject
Interior
Room



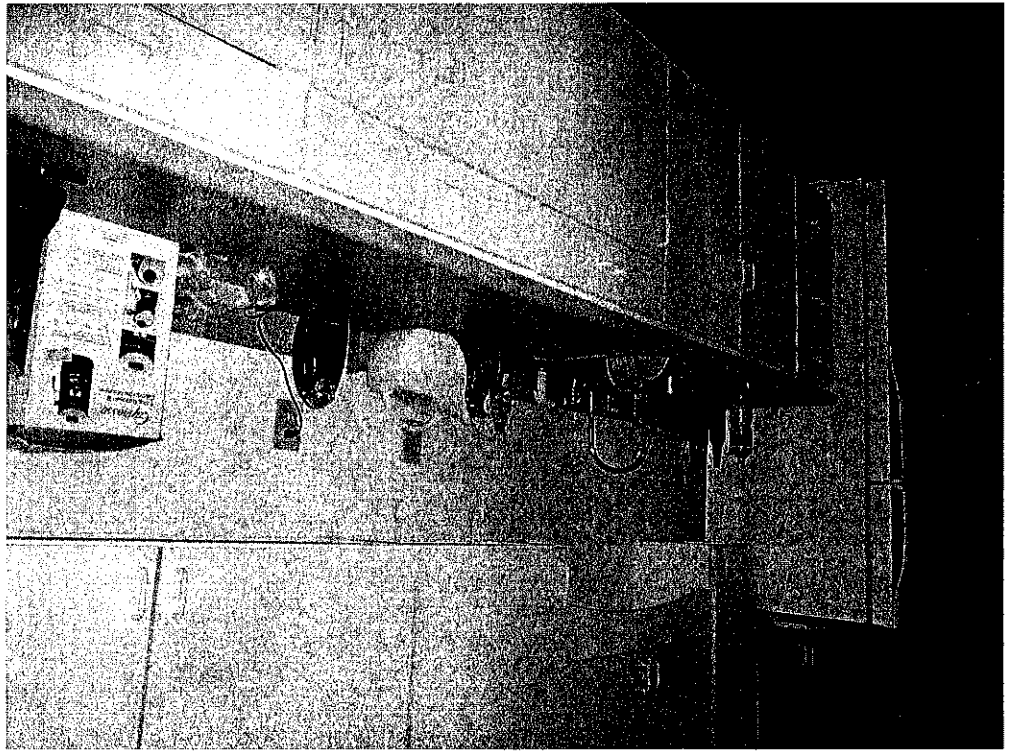
Subject
Interior
Studio



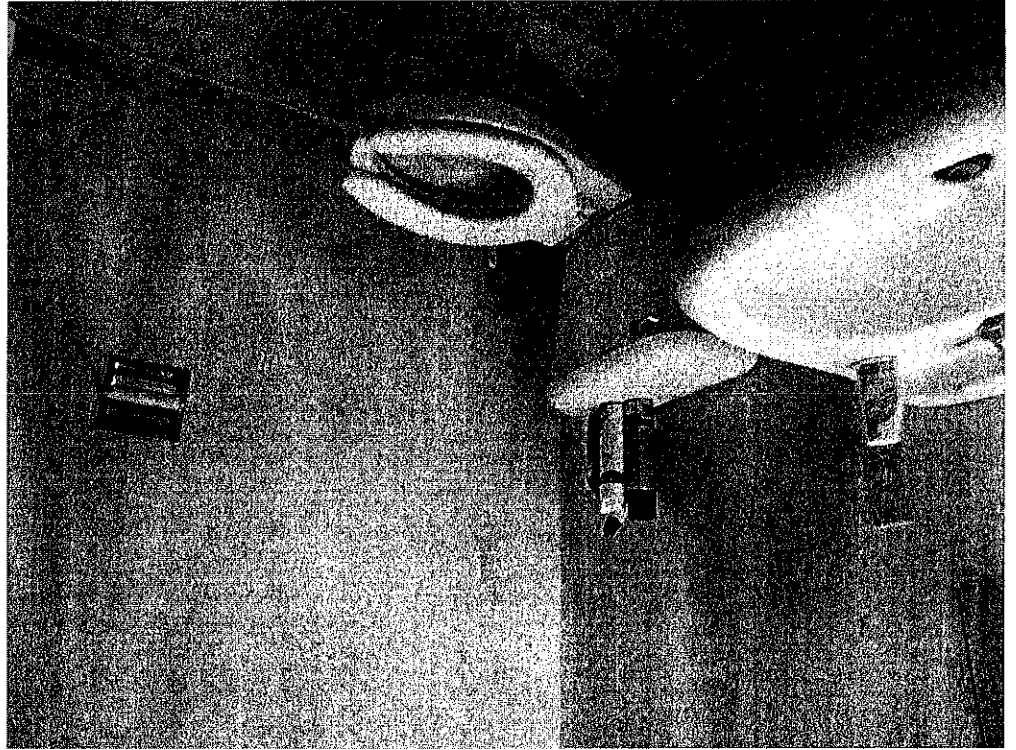
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Subject
Interior
Kitchen Area



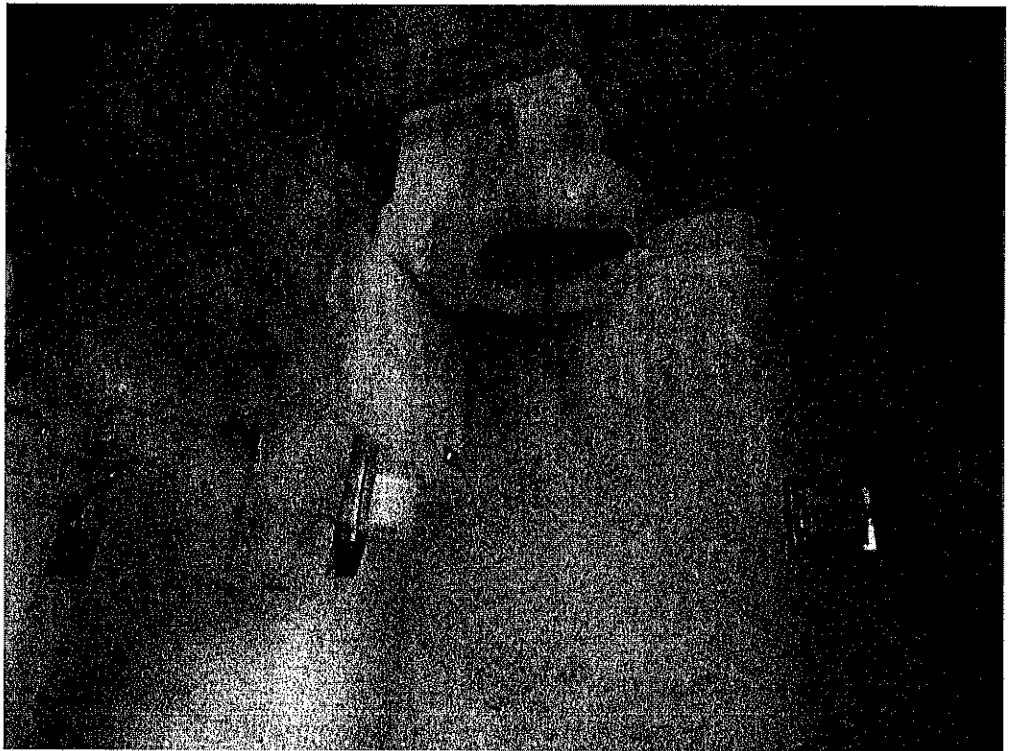
Subject
Interior
Bath



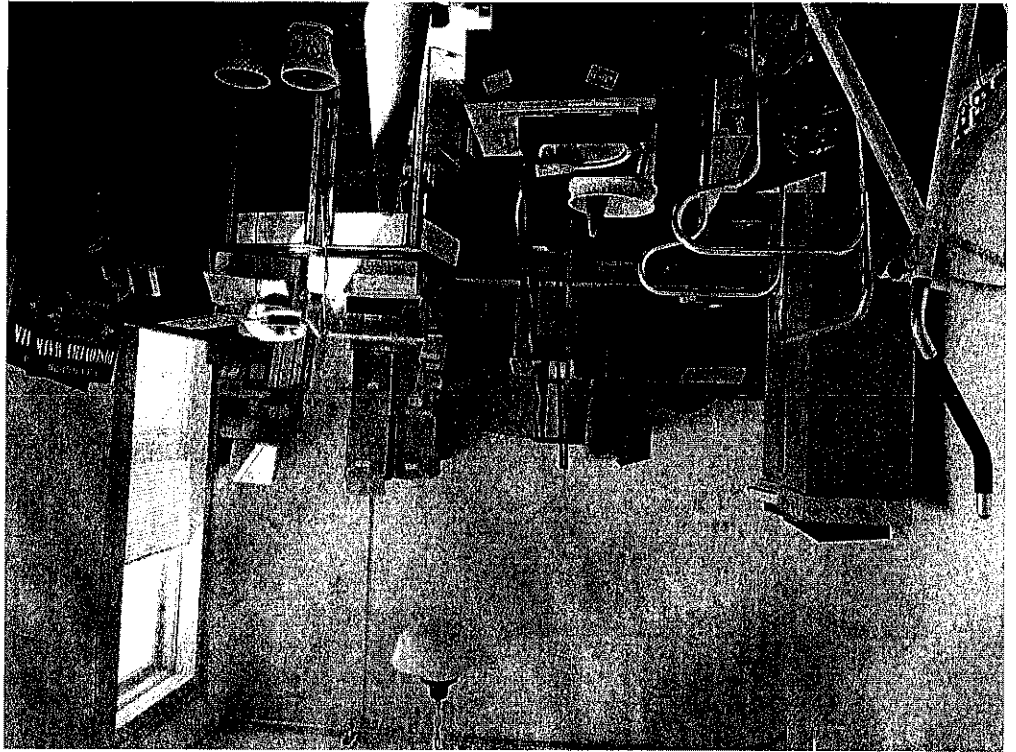
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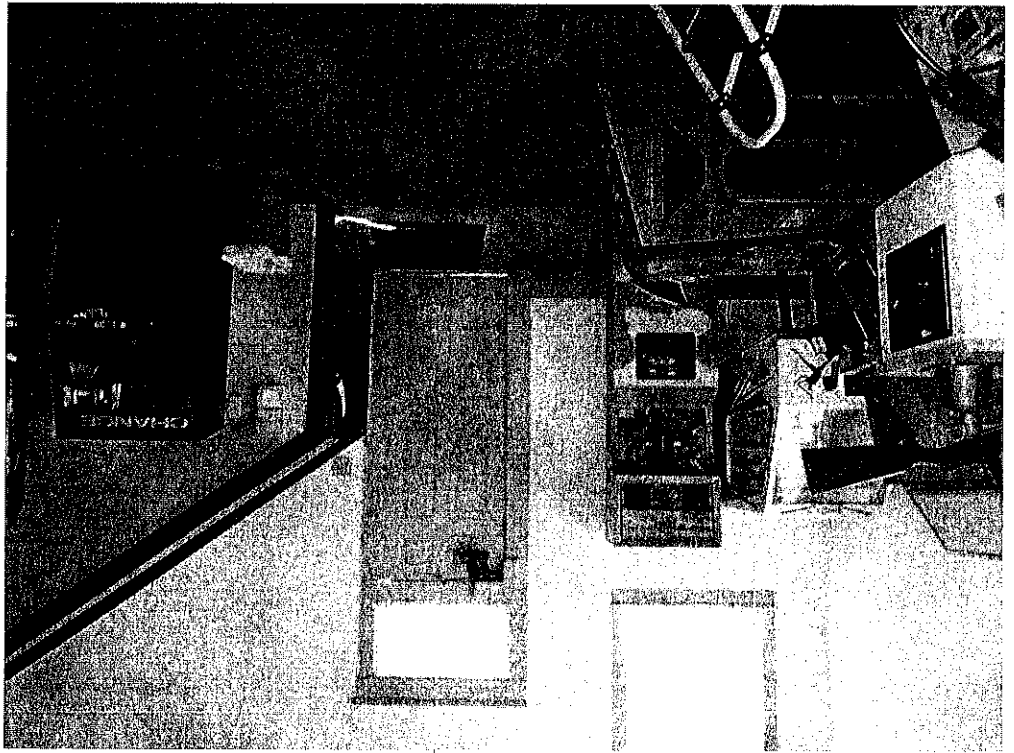
Subject
Interior
Bath



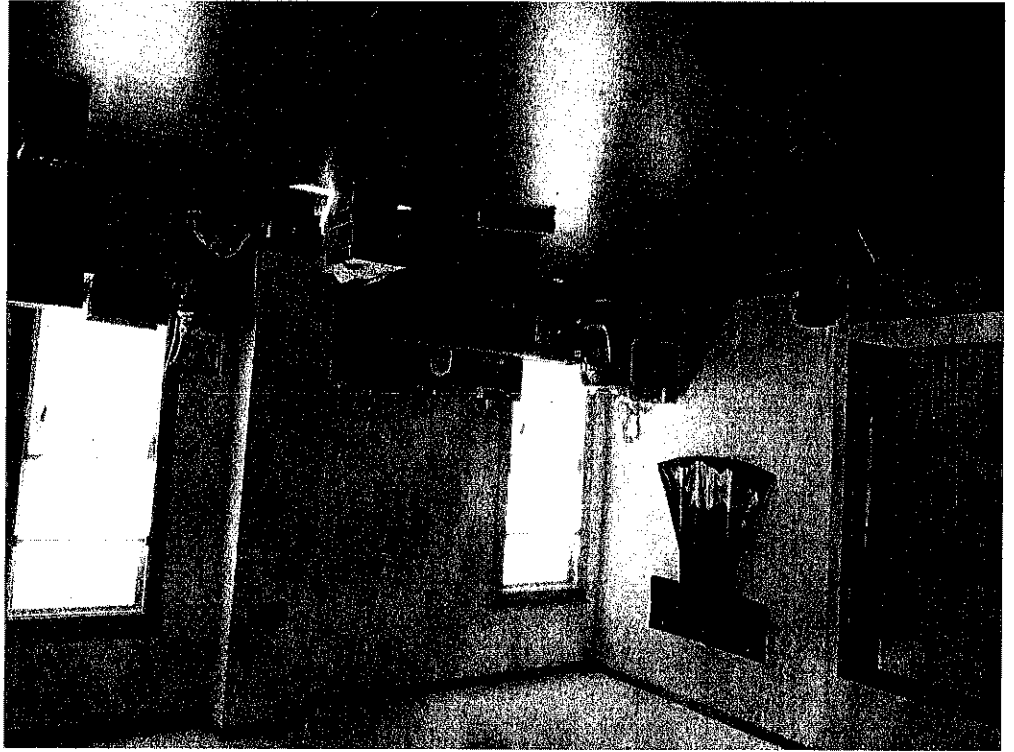
Subject
Interior
Room



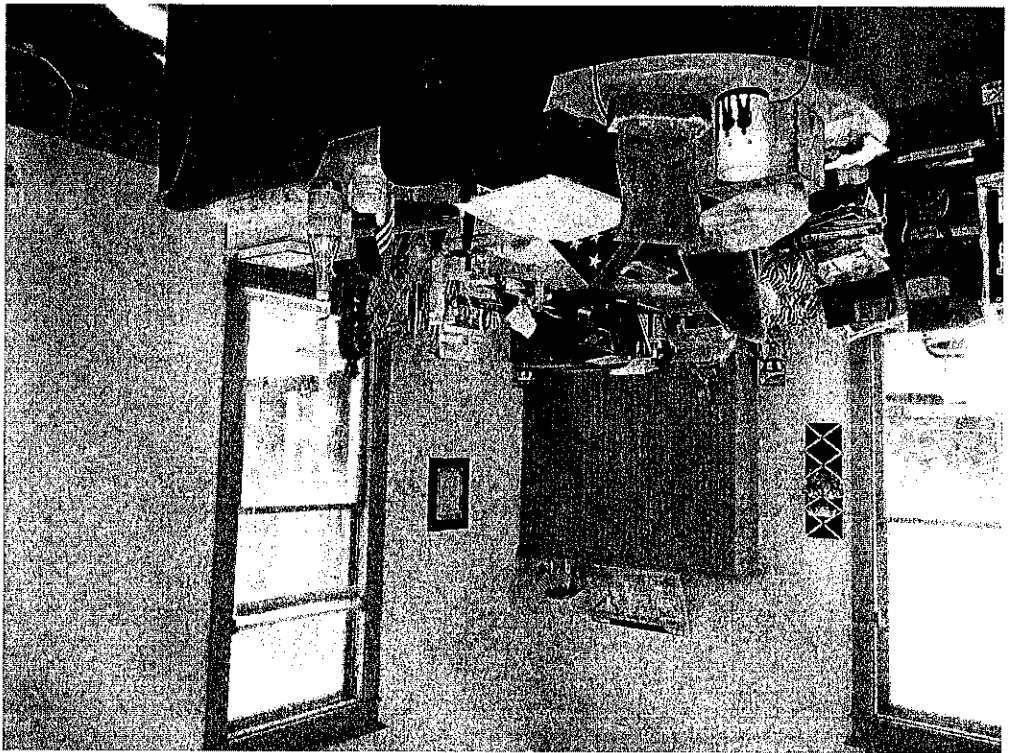
Subject
Interior
Room



Subject
Interior - 2nd Floor
Room



Subject
Interior - 2nd Floor
Office



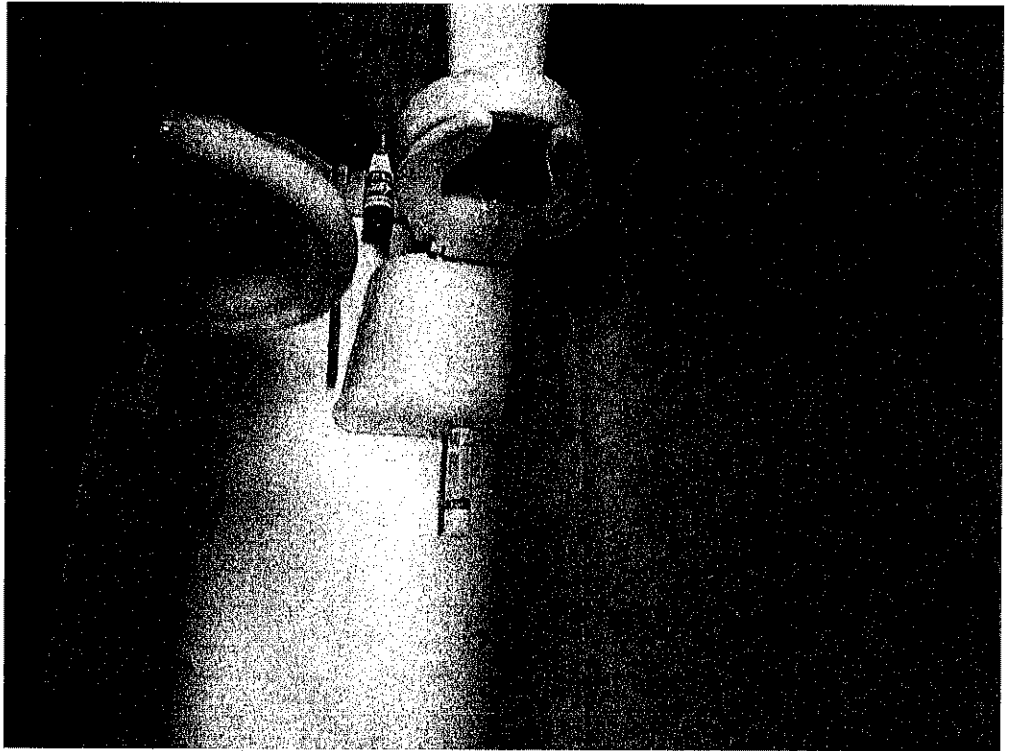
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Interior - 2nd Floor
Office



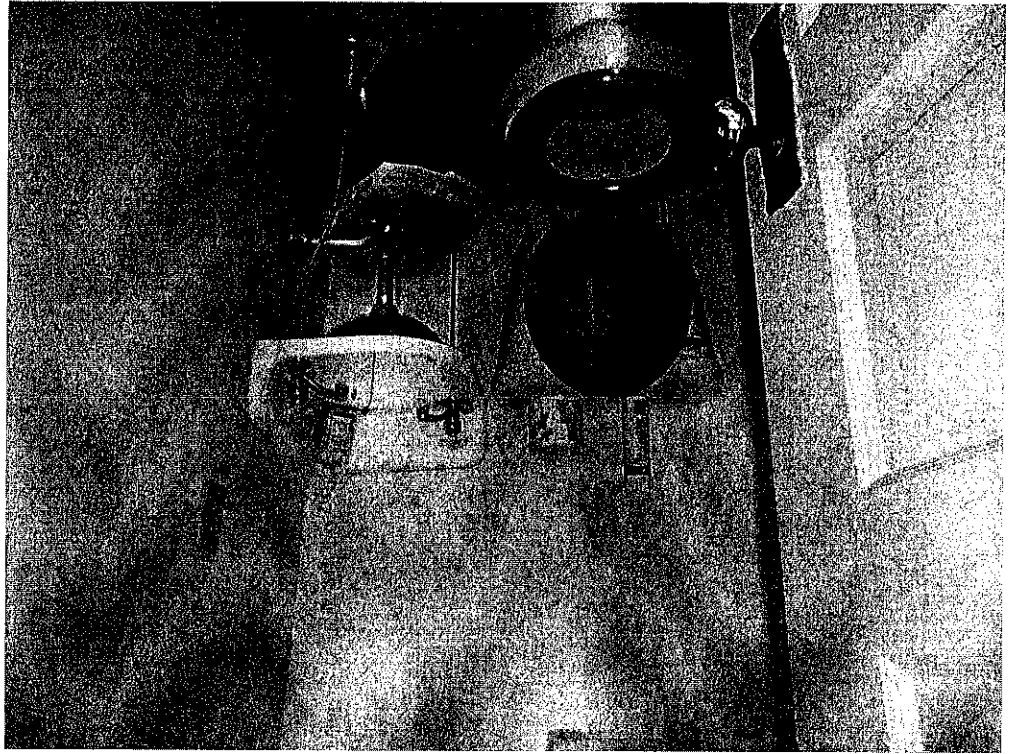
Classsey & Classsey Appraisal Service

Brad Classsey, MAI Certified General Real Estate Appraiser

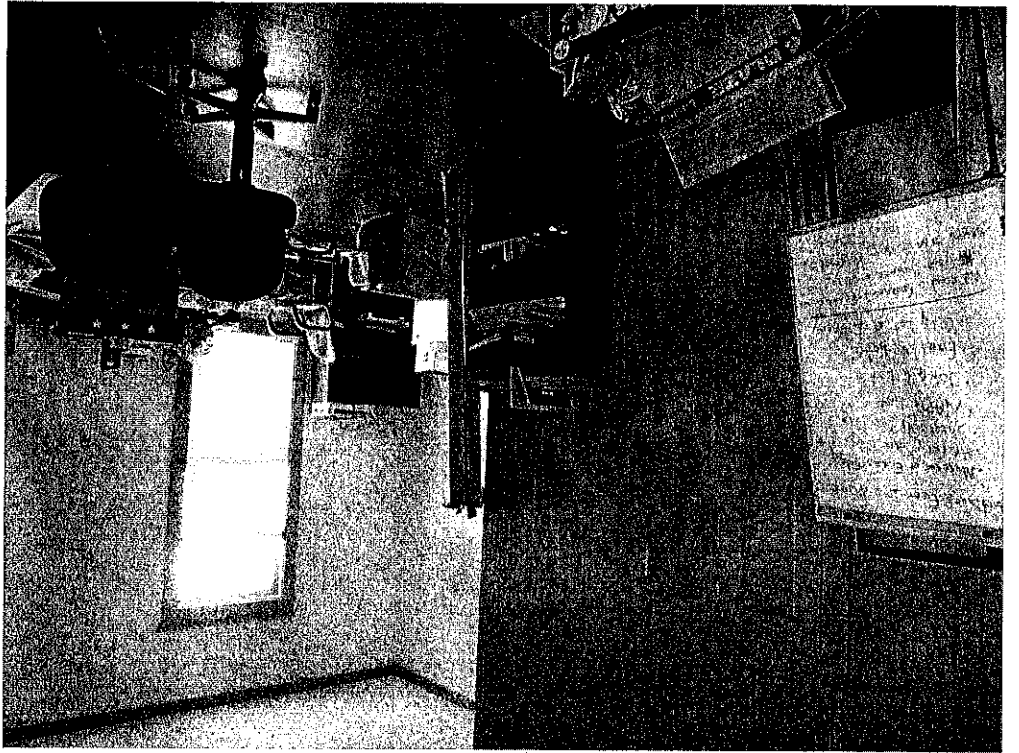
Subject
Interior - 2nd Floor
Bath



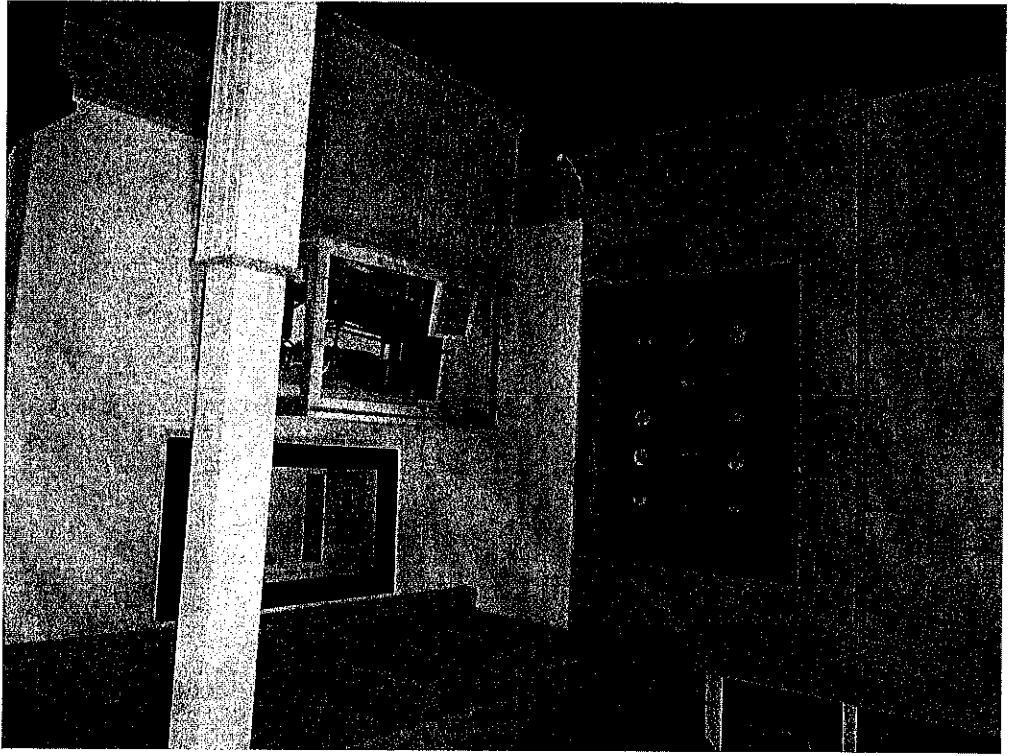
Subject
Interior - 2nd Floor
Bath



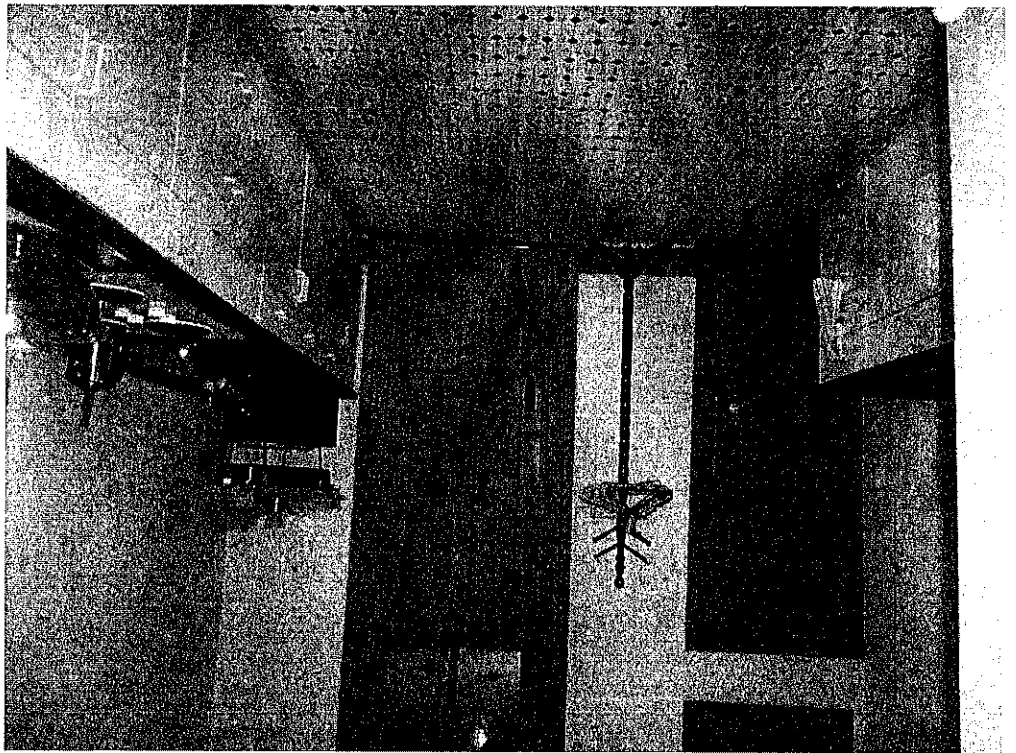
Subject
Interior - 2nd Floor
Office



Subject
Interior - 2nd Floor
Room



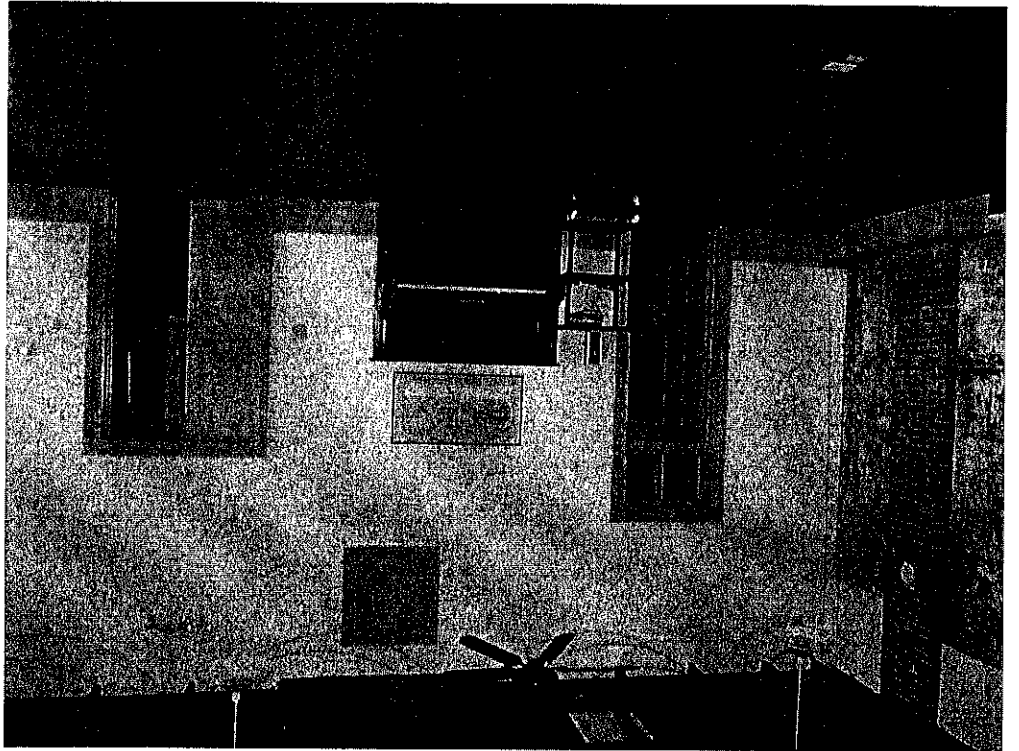
Subject
Interior - 2nd Floor
Kitchen



Subject
Interior - 2nd Floor
Main Room



Subject
Interior - 2nd Floor
Main Room



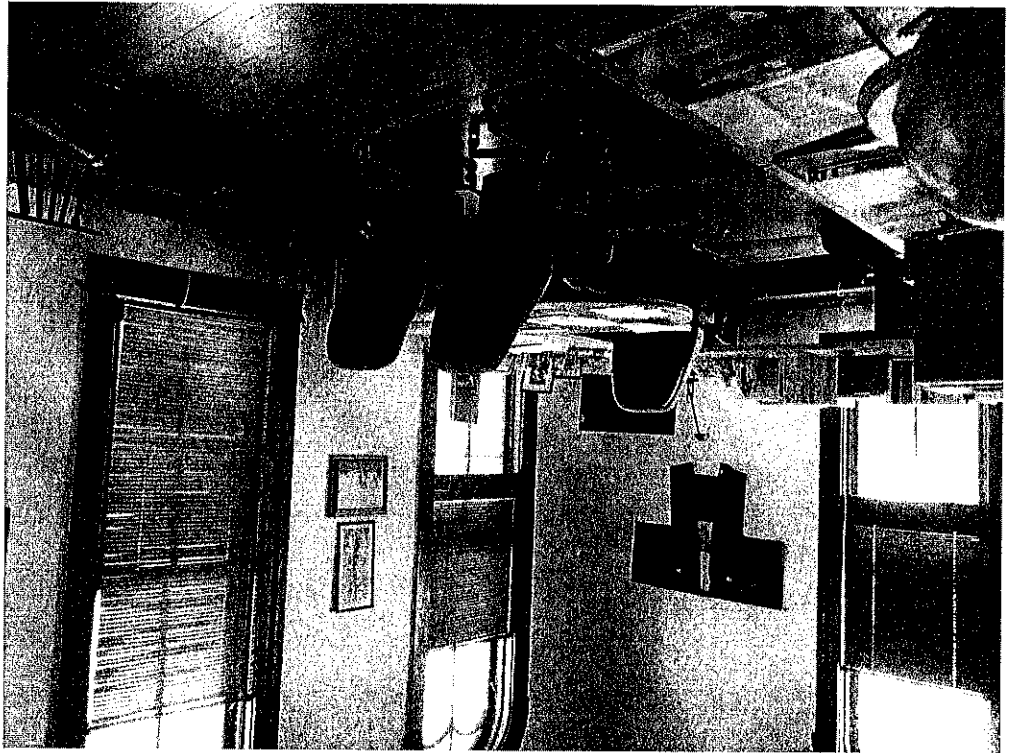
Subject
Interior - 2nd Floor
Main Room



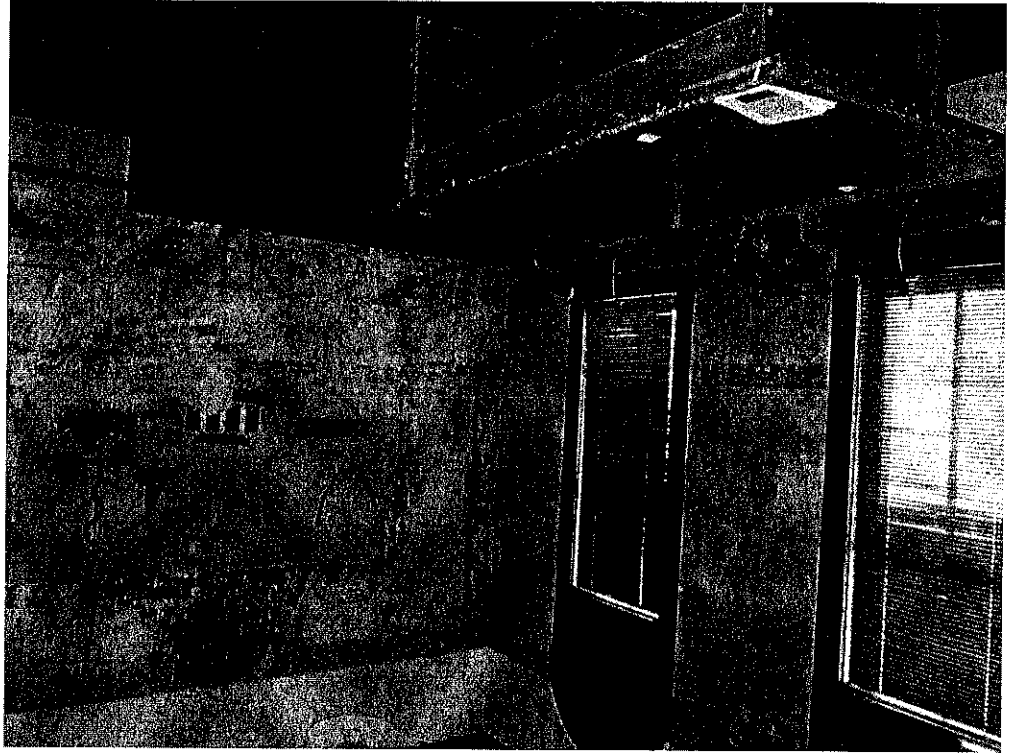
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Subject
Interior - 2nd Floor
Office



Subject
Interior - 2nd Floor
Office



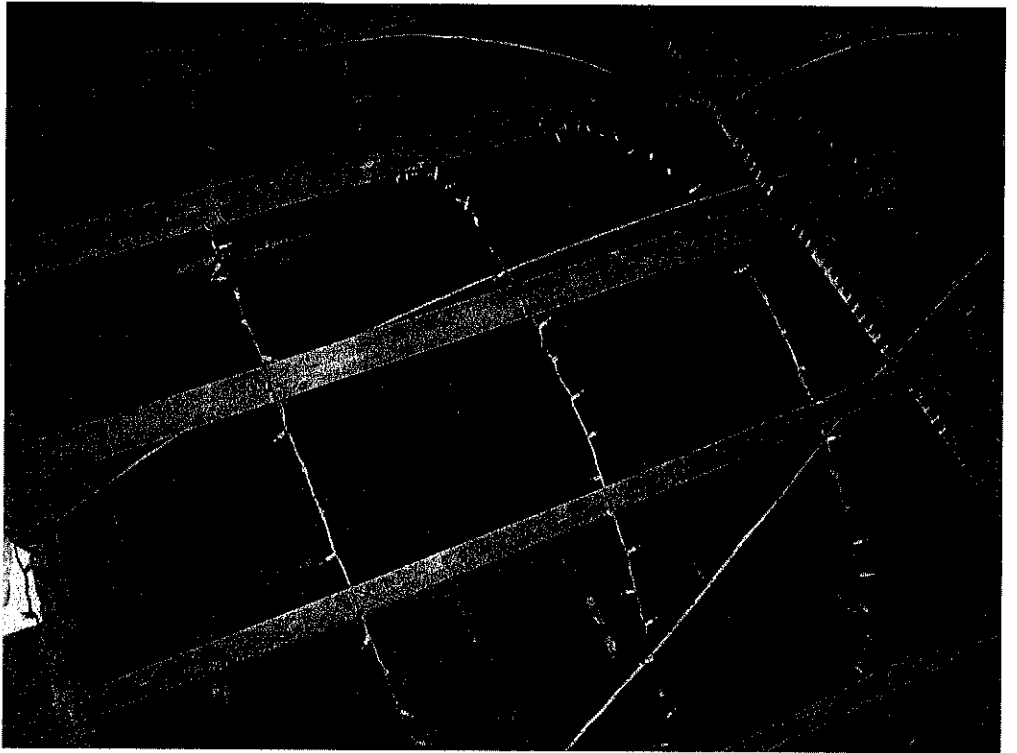
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Subject

Interior - 2nd Floor

Main Room Ceiling



Subject

Furnace



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Assumptions

1. The legal description of the subject property furnished the appraiser is correct.
2. The title to the property is good, owned in fee simple, and that there are no known encumbrances or defects of title other than those mentioned in this report.
3. The property is free and clear of all liens other than those mentioned in this report, but is subject to any existing easements, agreements, assessments, or other obligations.
4. Certain opinions or estimates, which are properly identified in this report, furnished by other sources are correct.
5. The property is under responsible ownership and competent management.
6. Any and all sketches included in this report are included to assist the reader in visualizing the property and do not constitute a formal survey.
7. Parcel dimensions are assumed to be accurate but do not constitute a land survey. The exact legal description and land size should be verified by a licensed engineer or surveyor.
8. The subject complies with all applicable zoning regulations unless identified in this report.
9. All required licenses, certificates, and permits have been or can be obtained/renewed as required.
10. The subject is in full compliance with all applicable environmental laws and regulations unless stated in this report.
11. The subject improvements are structurally sound and there are no unapparent mechanical deficiencies unless identified in this report.

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Conditions

1. No liability is assumed on account of inaccuracies or errors in estimates or opinions identified in this report as being furnished by others.
2. No liability is assumed on account of matters of a legal character affecting the property, including but not limited to title defects, encroachments, liens, overlapping boundaries, assessments or similar instruments, and no survey of the property has been made by this appraiser.
3. Neither all nor any parts of this report shall be conveyed to the public through advertising, public relations, news sales, or other media without the express written consent and approval of the appraiser, particularly with regard to valuation conclusions and identity of the appraiser or firm with which the appraiser is connected.

4. The distribution of value between land and buildings (if any) applies only under the existing program of utilization. The separate valuation of land and buildings must not be used in conjunction with any other appraisal and is invalid if so used.

5. The appraisal shall not be required to give testimony or to appear in court by reason of this appraisal with reference to the property herein described unless prior arrangements have been made.

6. The appraiser assumes no liability for determining active or past infestation or damages because of the presence of termites.

7. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the buildings (if any), such as the presence of urea-formaldehyde foam insulation, asbestos, radon gas, or the existence of toxic waste, which may or may not be present on the property, was not observed by your appraiser; nor does your appraiser have any knowledge of such material in or on the property. Your appraiser, however, is not qualified to detect such substances. The existence of urea-formaldehyde foam insulation, asbestos, radon gas, or other potentially hazardous material may have an effect on the value of the property. The appraiser is not an expert on environmental hazards. If concerned, an expert in the appropriate field should be consulted.

8. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures which could render it more or less valuable. The appraiser assumes no liability for such conditions, or for the engineering which may be required to discover such factors.

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Intended User

The intended user of this report is the identified client, The Atlanta National Bank.

Use and Occupancy

The subject property was improved with a large commercial as of the effective date of the appraisal. The building was tenant-utilized.

Date of Valuation

The subject property is appraised as of the effective date, 09/14/2017.

Identification of Property Appraised

Logan County Tax I.D.# 05-343-009-00

Brief Legal Description: 5-648 SW 50 FT LOT 4 BLCOK 43 ORIG TOWN OF ATLANTA

Property Ownership

The subject is currently owned by "Teleologic Learning LLC" per county assessor's records.

Sales History

The subject property has not sold in the past ten years per county records, though assessor's records show a transfer 07/17/2017 with no sales price recorded. No current listing was found. Per the client there is currently an informal sales agreement in place, though apparently no price has been finalized.

Purpose of the Appraisal

The appraisal has been made for the purpose of arriving at an opinion of Fair Market Value of the subject property as of September 14, 2017, assuming that the property is owned in fee simple.

Fair market value is defined as:

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

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure on the open market;

4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”¹

The market value estimate is based on the Highest and Best Use of the property for which there is a current market, taking into consideration the present money market, economic conditions, the location of the property and the surrounding neighborhood, it is the most probable selling price.

¹ *Uniform Standards of Professional Appraisal Practice 2016-2017 edition* @ The Appraisal Foundation

Advisory Opinion 30, page 180, taken from federal government agencies' appraisal regulations, Office of the Comptroller of the Currency - 12 CFR 34.45(b), Federal Reserve Board - 12 CFR 225.65(b), Federal Deposit Insurance Corporation - 12 CFR 323.5(b), National Credit Union Administration - 12 CFR 722.5(b).

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Scope of the Appraisal

Compliance with the Uniform Standards of Professional Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Guide Notes to the Standards of Professional Appraisal Practice adopted by the American Institute requires an explanation of the Scope of the Appraisal. The Standards Contain binding requirements and specific guidelines that deal with the procedures to be followed in developing an appraisal, analysis, or opinion.

In the performance of this assignment, the appraiser inspected the subject property and the surrounding area, secured current assessment and zoning data, and formed an opinion as to the highest and best use of the subject property. Also, I investigated sales and rentals of similar properties, analyzed pertinent data, and developed an estimate of the Market Value of the subject property as if unaffected by hazardous substances.

The consideration of the effect of possible toxic or hazardous substances upon the subject property is beyond the scope of this appraisal, which is intended solely to provide Market Value, as if unaffected by hazardous substances, for the client's internal purposes and is subject to revision if hazardous materials are subsequently confirmed and quantified by qualified experts in this field.

This appraisal has involved the collection, confirmation, and reporting of all available significant market data. Only the most relevant data has been included in this report, with additional consideration given to office file data of a more general nature. Market data, including rental rates, operating expenses, comparable improved sales, and supply and demand are among the items researched, analyzed, and presented. In this appraisal, the amount and level of research done includes the sources: public data acquired from governmental/municipal sources, private sources, real estate professionals, published data, local MLS, and in-house data.

Atlanta Description

Atlanta is a small primarily residential community located along Interstate 55 (and Old Route 66) southwest of Bloomington-Normal and northeast of Lincoln. It is surrounded by agricultural ground and is composed primarily of moderate residences of varying ages, styles, and sizes. It has seen moderate growth over the past decade. Many residents commute to the Bloomington-Normal or Lincoln area for major employment, shopping, and entertainment options.

Site Location

The subject property is located in the older central business district of Atlanta. It is a corner commercial lot bounded by streets to the northwest and southwest, an alley to the southeast, and an attached building to the northeast.

Neighborhood Description

The subject property is located in the older central business district of Lexington, a small rural residential village with a small central business district. The subject conforms to the area. The area is composed primarily of older commercial and mixed use buildings, with some newer commercial buildings.

Site Description

The subject site is approximately 50 x 120. It is zoned C-1 Commercial. All city utilities appear to be ran to the site. The site is basically level. Drainage appears to be adequate. The site topography appears to permit the subject to be developed to its highest and best use. The appraiser did not observe and is not aware of any detrimental site conditions. However, this appraiser is not qualified to certify as to the environmental status of the site. If concerned, an expert in the appropriate field should be consulted.

Estimated Exposure Time

The estimated exposure time in this appraisal is defined as follows:

“(The) estimated length of time that the property interest being appraised would have been offered on the market prior to hypothetical consummation of a sale at market value on the effective date of the appraisal.”²

“Exposure time is a retrospective opinion based upon an analysis of past events assuming a competitive and open market.”¹

Exposure time is different for various types of real estate and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort

Based upon information gathered during this assignment and discussions with various individuals in the subject's marketplace, it is my opinion that the estimated exposure time for the subject property is (12) twelve to (24) twenty-four months.

Estimated Reasonable Marketing Time

The reasonable marketing time in this appraisal is defined as “an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal.”³

Marketing time can depend on many factors. Examples of some of these factors are: asking price; available financing (owner and/or market); condition of the property; other properties on the market; and market conditions. Based upon experience and discussions with various individuals in the subject's marketplace, it is my opinion that the estimated reasonable marketing time for the subject property is (12) twelve to (24) twenty-four months.

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Subject Plat



Improvements Description

BUILDING EXTERIOR: Brick

BUILDING SIZE: 9,400 Sq. Ft.

YEAR BUILT: estimated 1890 +/-

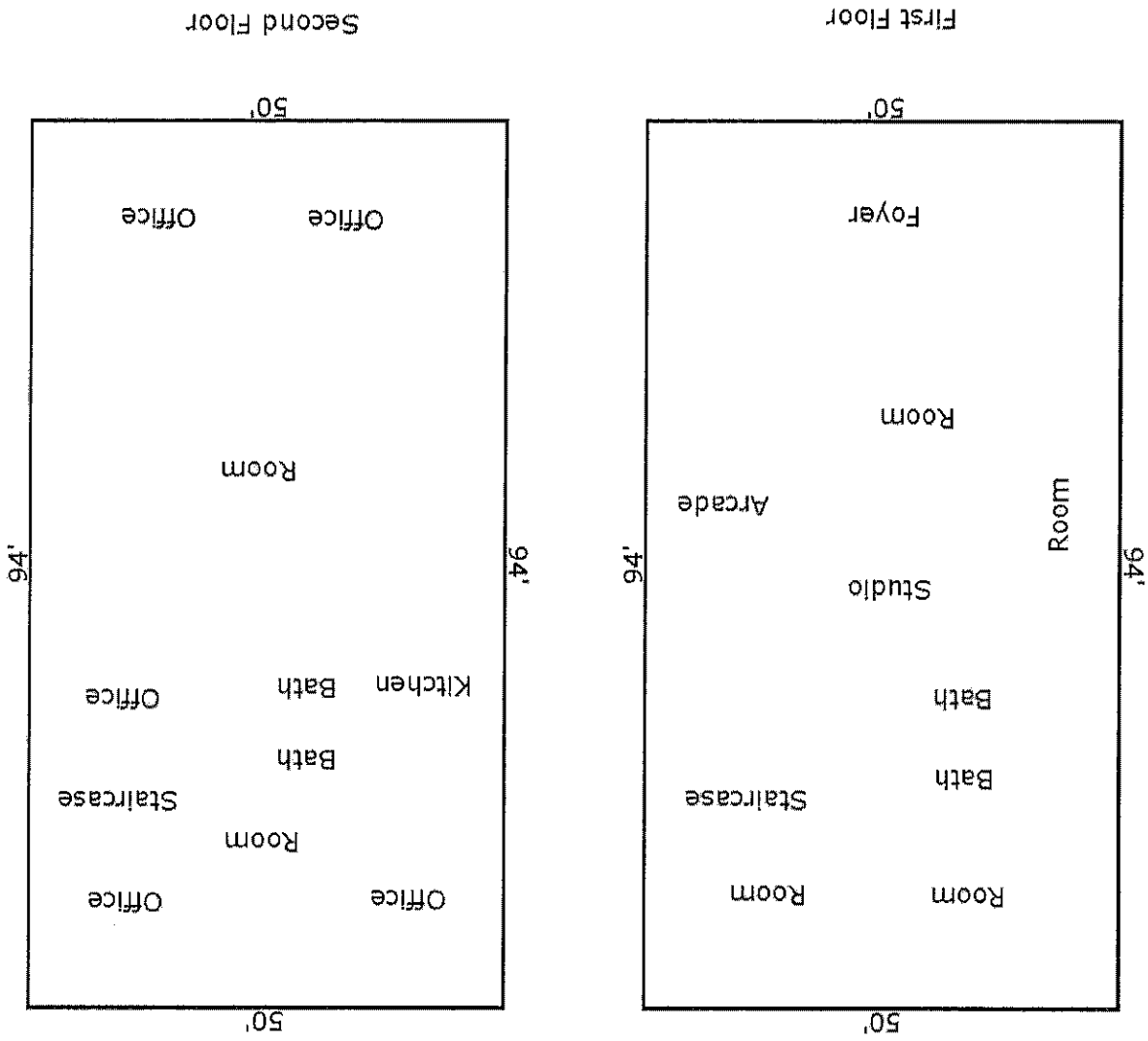
HVAC: Gas Forced Air with Central Air

BASEMENT: None

CONDITION: The subject is an older building that is has a newer membrane roof. It is an older masonry building that structurally appears to be adequate (the appraiser is not an expert in this field - if concerned, an expert in the appropriate field should be consulted). It is average to above average in overall condition for its age and style.

OTHER FEATURES: The subject has multiple rooms but is not ideally set up for multiple tenants as it has only one front door at the front left and one staircase at the right rear. It is connected via interior passageways to the adjacent building.

OBSOLESCENCE: There is physical depreciation due to normal wear and tear to the existing building, and due to some minor deferred maintenance. Based upon observed condition and actual age, the building has an overall estimated effective age of approximately 35 years. This type of building has a typical economic life expectancy of approximately 75 years. Depreciation is estimated by the age-life/straight line method. Depreciation is therefore 35/75, or 46.67%.



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Highest and Best Use

The Highest and Best Use is defined as:

“That reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonable, probable, and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value. The definition above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.”⁴

In estimating the best use, there are essentially four stages of analysis.

1. Permissible Use (Legal). The uses that are permitted by zoning and deed restrictions on the site in question.
2. Possible Use. The uses to which it is physically possible to put the site in question.
3. Feasible Use. The possible and permissible uses that will produce any net return to the owner of the site.
4. Highest and Best Use. Among the feasible uses, the use that will produce the highest net return or the highest present worth.

The Highest and Best Use of the land (or site) if vacant and available for use may be different from the Highest and Best Use of the improved property. This will be true when the improvement is not an appropriate use and yet makes a contribution to total property value in excess of the value of the site.

It is the opinion of the appraiser that the Highest and Best Use of the subject property is that most consistent with the site's past usage and zoning, Commercial use. This opinion is based upon the four criteria of Highest and Best Use of the land as vacant and ready for development and as improved. The property value, as improved, exceeds the value of the site as if vacant, and is considered to be the highest and best use of the property.

⁴Real Estate Appraisal Terminology, revised edition, Society of Real Estate Appraisers, 1984.

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Brad Glassey, MAI Certified General Real Estate Appraiser

Approach to Valuation

There are three accepted approaches to the valuation of real estate. These are the Cost Approach, the Income Approach, and the Sales Comparison Approach. From the indications of these analyses and the weight accorded to each an opinion of value is reached based upon judgment within the outline of the appraisal process.

Cost Approach

The Cost Approach is considered relevant if there is competition from new construction similar to the subject, or if there is no market data to support a determination of market value via the Sales Comparison or Income Approaches. The subject is of older construction and the Cost Approach is not relevant.

Income Approach

The Income Approach is not especially relevant, and is not reliable for the subject property as a whole due to the typically at least partially owner occupied nature of these sorts of properties in this area and the lack of reliable rental information. Thus, the Income Approach is outside the scope of this appraisal and has not been included.

Sales Comparison Approach

The Sales Comparison Approach is based upon the principle of substitution. If a property is replaceable in the marketplace, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming no costly delay in making the substitution. Since no properties are ever identical, the necessary adjustments for differences in location, size, services, and market appeal are applied.

The following comparable sales lend an indication of the value of the subject property.

The comparable sales are not alike in every respect and there are understandable differences in site size, location, and market appeal. Geographically they are located in the subject's wider area and do lend a reasonable approximation of the subject's value.

Sales Comparison Approach

The Sales Comparison Approach is based upon the principle of substitution. If a property is replaceable in the marketplace, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming no costly delay in making the substitution. Since no properties are ever identical, the necessary adjustments for differences in location, size, services, condition, and market appeal are applied.

The following comparable sales lend an indication of the value of the subject property.

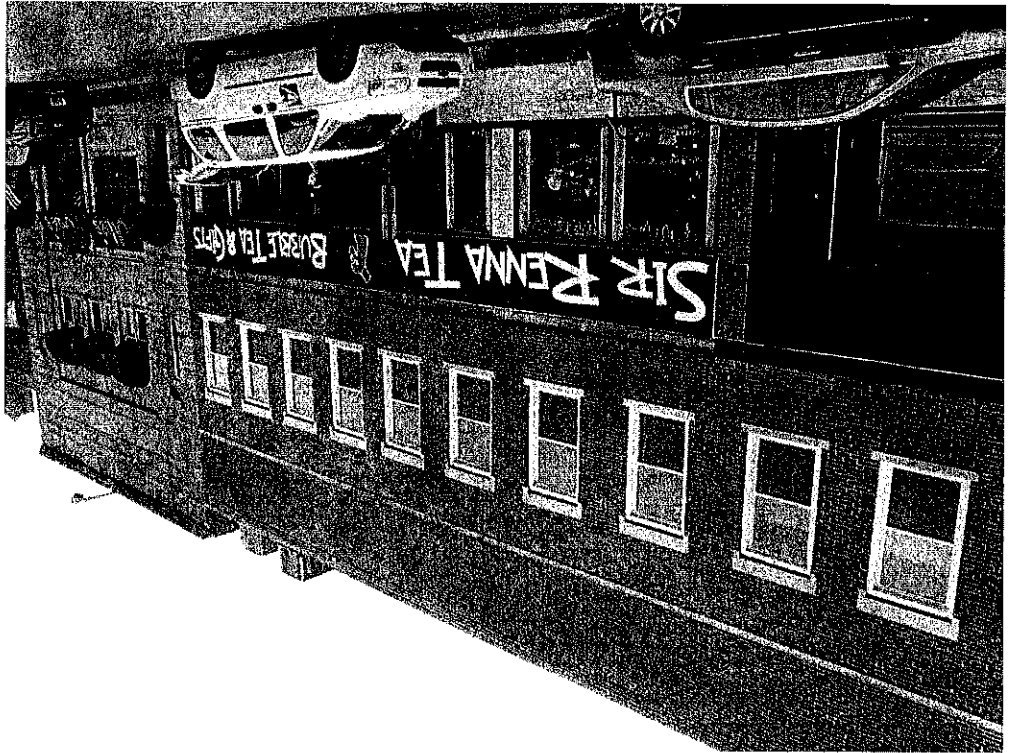
The comparable sales are not alike in every respect and there are understandable differences in site size, location, and market appeal. Geographically they tend to be located in the subject's wider area and do lend a reasonable approximation of the subject's value.

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Comparable Sale #1

113 N. Kickapoo St.
Lincoln, IL.



Sale Price: \$139,900 Zoning: Commercial

Sale Date: 10/30/2015 Building Age: 115 Yrs. +/-

Building Area: 12,312 Sq. Ft. Construction: Brick

Land Area: 0.17 Acres +/- Usage: Commercial

Sales Price per Building Square Foot: \$19.13

Comments:

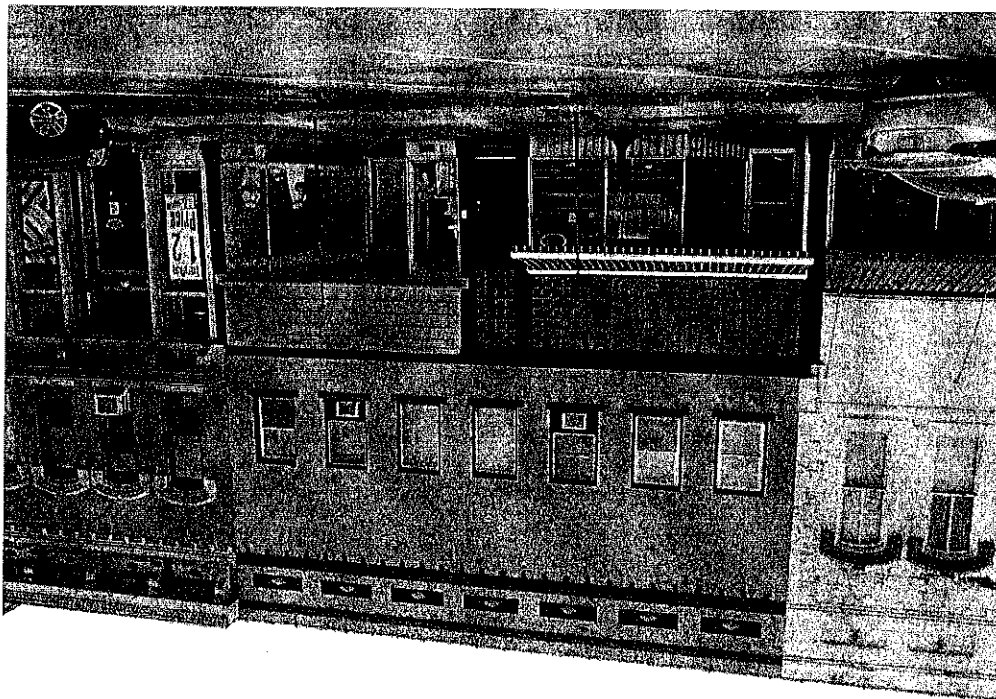
This sale is located in Lincoln's central business district just off the town square. It is generally similar in style. Its main floor is restaurant/retail/office areas, a garage, and a 2 bedroom apartment. The second floor is part retail/office mezzanine and part 2 bedroom apartment.

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Comparable Sale #2

125 - 127 S Kickapoo
Lincoln, IL



Sale Price: \$120,000 Zoning: Commercial

Sale Date: 12/17/2013

Building Age: 150 Yrs. +/-

Building Area: 7,870 Sq. Ft.

Construction: Brick

Land Area: 0.11 Acres +/-

Usage: Commercial/Mixed Use

Sales Price per Building Square Foot: \$15.25

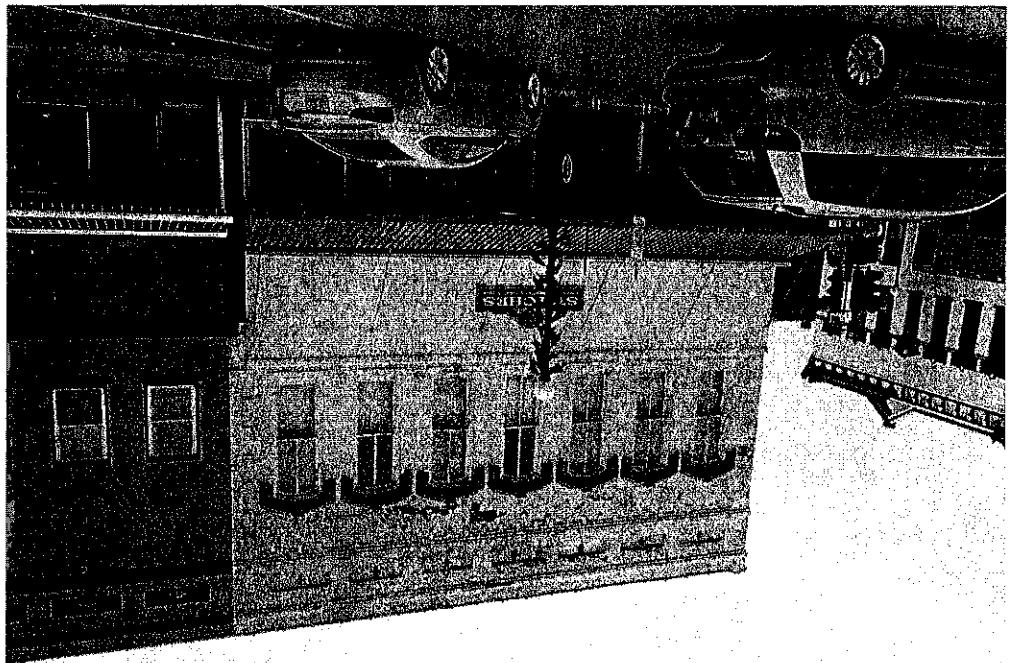
Comments:

This sale is located Lincoln's central business district on the town square. It is generally similar in style. It is commercial space on the main floor with 4 apartments upstairs. Rents are 1 bedroom for \$300 and 2 bedrooms for \$400 and \$425 with tenants paying utilities.

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Comparable Sale #3
129 S. Kickapoo St.
Lincoln, IL



Sale Price: \$65,000 Zoning: Commercial

Sale Date: 07/22/2014 Building Age: 100+ Yrs.

Building Area: 5,440 Sq. Ft. Construction: Brick/Masonry

Land Area: 0.06 Acres +/- Usage: Commercial

Sales Price per Building Square Foot: \$11.95

Comments:

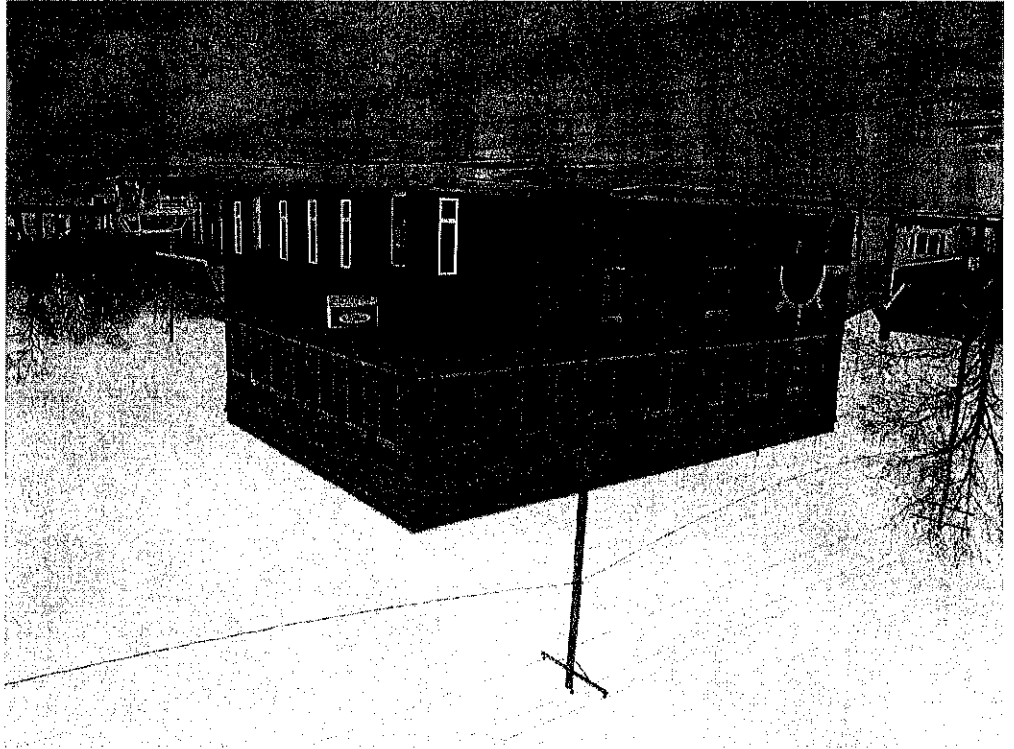
This sale is located Lincoln's central business district on the town square. It is generally similar in style. It has a finished second floor in need of some renovation and a basement.

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Comparable Sale #4

127 W Main St.
Lexington, IL.



Sale Price:	\$115,000	Basement:	Full/Unfinished
Sale Date:	02/18/2016	Building Age:	96 Yrs. +/-
Building Area:	7,800 Sq. Ft.	Construction:	Masonry/Brick
Land Area:	0.11 Acres +/-	Usage:	Commercial/Office
Sales Price per Building Square Foot: \$14.74			

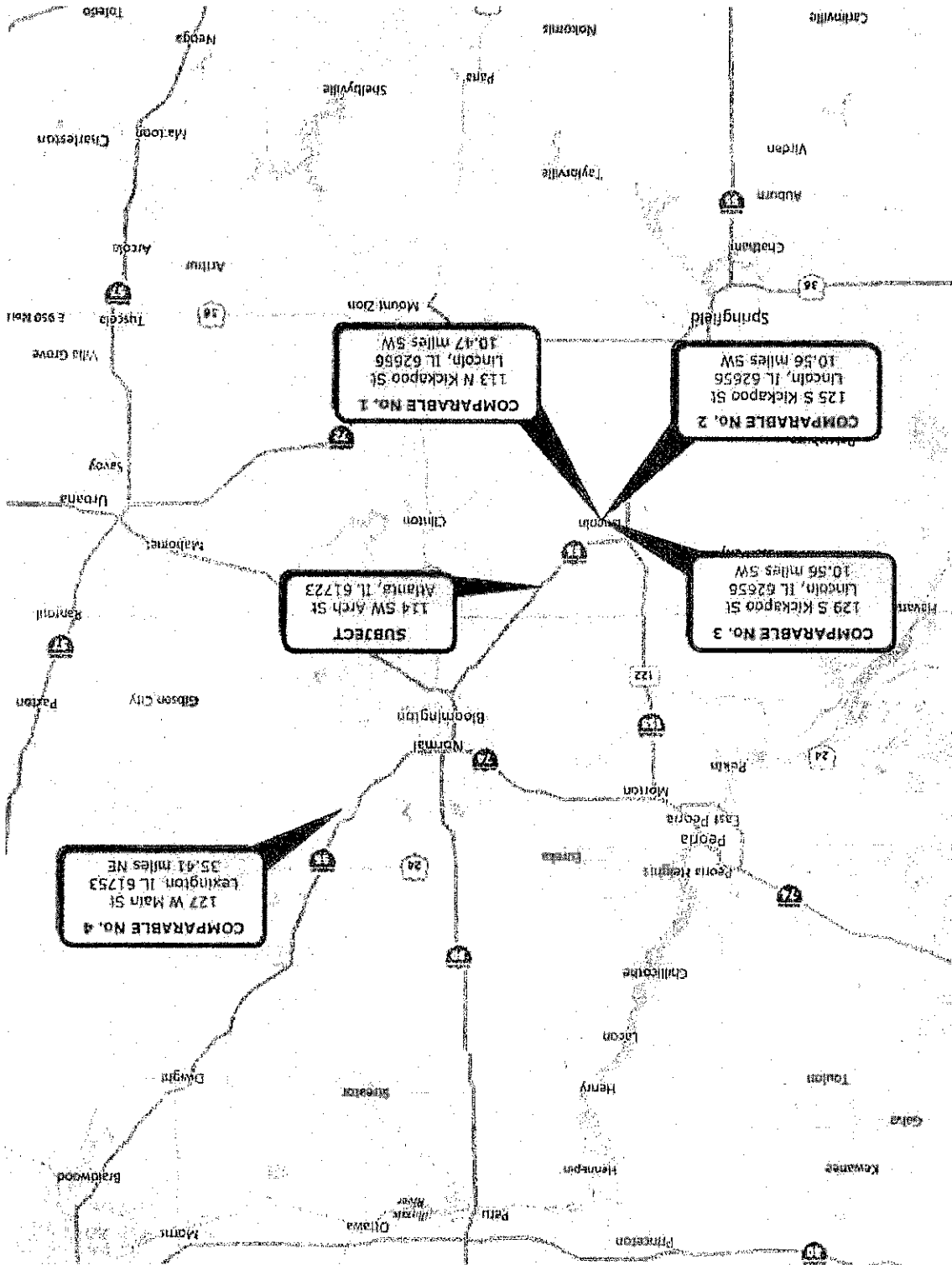
Comments:

This sale is located in Lexington, a small town located northeast of Bloomington-Normal, also on I-55 and Old Route 66. It is composed of commercial area, a garage, and an unfinished second floor. 1800 Sq. Ft. of the main floor is rented. It previously sold 07/23/2012 for \$82,500.

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Sales Comparison Map



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Conclusion of Value - Sales Comparison Approach

Subject	Comparable #1	Comparable #2
Address	114-120 SW Arch	125-127 S Kickapoo
City	Atlanta, IL	Lincoln, IL
Sales Price	N/A	\$120,000
Sales Date	N/A	12/17/2013
Property Rights	Fee Simple	Fee Simple
Location	Average	Similar
Site	0.14 Acres +/-	0.11 Acres +/-
Design	Two Story	Two Story
Functional Util.	Average/Fair	Superior
Condition	Average/Above	Inferior
Quality	Average/Above	Inferior
Building Area	9,400	7,870
Basement Area	0	4670
Parking	On Street	Similar
Exterior	Brick	Brick
Features	None Noted.	None Noted.
Adj. Sales Price	N/A	\$127,800.00

Subject	Comparable #3	Comparable #4
Address	114-120 SW Arch	129 S Kickapoo
City	Atlanta, IL	Lincoln, IL
Sales Price	N/A	\$65,000.00
Sales Date	N/A	07/22/2014
Property Rights	Fee Simple	Fee Simple
Location	Average	Similar
Site	0.14 Acres +/-	0.06 Acres +/-
Design	Two Story	Two Story
Functional Util.	Average/Fair	Similar
Condition	Average/Above	Inferior
Quality	Average/Above	Inferior
Building Area	9,400	5,440
Basement Area	0	2720
Parking	On Street	Similar
Exterior	Brick	Brick
Features	None Noted.	None Noted.
Adj. Sales Price	N/A	\$161,200.00

Sales Comparison Comments

The appraiser has made a thorough search of the market for comparable sales data. There have been no recent sales of similar buildings in the subject's immediate area. Due to the lack of recent sales with similar location, size, and characteristics, it was necessary to go out of the immediate area and further back in time to select comparables. The sales selected were among the best and most recent available to the appraiser. It is the appraiser's opinion that the comparables selected are sufficient to support a conclusion of value by the Sales Comparison Approach.

All four sales are located in the subject's wider market area, and are large older 2 story commercial buildings located in central business districts. They have all been given some weight in this value estimate. Sales #1, #2, and #3 are located in Lincoln, a larger community just southwest of the subject along I-55 (and Old Route 66). Sale #4 is located in Lexington, a different small community located some distance northeast of the subject, also along I-55 (and Old Route 66). The buildings differ somewhat in functional utility (including layout, versatility, etc.), condition, and quality of interior/exterior finish, etc., as is typical of older buildings in this area. The adjustments to reflect these differences are estimates representing the appraiser's best information available and market's reaction to the differences rather than any actual cost to cure, etc.

After adjustments, the following conclusion was obtained

Indicated Value by the Sales Comparison Approach:

\$155,000.

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Reconciliation and Final Value Estimate

Reconciliation is the final step in the process of accumulating together all the data and value indications that were developed in earlier sections of this appraisal and coordinating them together into an appropriate final conclusion of value to confirm with the results of the data analysis. In actual practice, reconciliation is continuous step which is carried out throughout the appraisal process. The purpose of this appraisal is to estimate the Market Value of the subject property as of September 14, 2017. This estimate of Highest and Best Use provides the basis on which the appraiser can substantiate and finalize his findings into an opinion of value conclusion for the subject property. The highest and best use of the property is commercial. The conclusions of this report are based on this highest and best use.

The indicated values are as follows:

Sales Comparison Approach: \$ 155,000

As a result of my investigations and analysis of the market, and after inspecting the subject, upon consideration of all the pertinent factors, it is my opinion that the Market Value of the subject property as a whole as of September 14, 2017 is: One Hundred Fifty-Five Thousand Dollars (\$155,000).

CERTIFICATION

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

- The statements of fact contained in this report are true and correct.

- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have performed a service, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment (appraisal in December 2015).

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

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

- I have made a personal inspection of the property that is the subject of this report.

- No one provided significant real property appraisal assistance to the person signing this certification.

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

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

- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

Signature

Date

10-02-2017

Brad Glassey, MAI
State of Illinois Certified General Real Estate Appraiser
553.001754 (Expires Sept. 30, 2019)

GENERAL LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS

The appraisers will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made thereof.

The signatory of this appraisal report is a member of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member to control the use and distribution of each appraisal report signed by such member. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report shall not be given to third parties without the prior written consent of the signatory of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media, or other media for public communication without the prior written consent of the signatory of this appraisal report.

The client/reader of this report is cautioned about the use and/or reliance on information contained in this report. The appraisal has relied upon many reasonable assumptions which are not warranted as being absolute or totally factual. Certain information relied on in this appraisal is less than perfect and incomplete. Such is the environment of the real estate market which is an uncertain environment with imperfect information at best. An appraisal can be no better or more accurate or more factual than the marketplace. An appraisal cannot rely on perfect information because such perfect information does not exist in the marketplace.

An appraisal is not a survey, nor is it an engineering study, nor can we be responsible for the exact determination of unseen elements or components of the property. I make no warranties as to the structural soundness of any component of the real estate appraised.

I offer no legal opinions about the property, whether it meets all the applicable zoning, building code, and/or other requirements including encroachments. Such determination is available from others and is not the proper place of the appraisal to determine such matters.

An appraisal is an estimate of value as of a fixed point in time. An appraisal can make no guarantee as to the future. Economic and social environments in which real estate exists can change and sometimes change very rapidly. Many things of a political, municipal, and social nature can impact the value of real estate in both positive and negative ways. An appraisal cannot make determinations of future events which can impact value. The appraiser is forced to make some judgments about future events; however, the reader/user of this report is strictly cautioned that these are felt to be reasonable assumptions based on current knowledge; however, we can offer no guarantees.

No survey of the property has been made by the appraiser, and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property, and dimensions have been rounded in accordance with generally accepted appraisal practice in this area. Drawings included in this appraisal are not warranted as being exact. If an exact rendering of the property, including setbacks, plot plan, etc. is required, then the reader/user of this report is advised to seek a survey by a properly qualified surveyor. Any determination of encroachments or encroachments is likewise in the domain of others. The appraiser has attempted to identify obvious blatant encroachments; however, we caution the reader/user to seek his/her own opinion as to any encroachments or encumbrances. It is assumed, but not warranted, that the improvements (if any) are within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable. The property is appraised as if unencumbered and as if free and clear of all encumbrances whether or not that is actually the case. If the client/reader/user of this report desires an opinion of title, then they should obtain one from a qualified expert. It is not the function of the appraisal to be involved in matters of title.

For the subject property, all mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified in the report. The subject is appraised as though under responsible ownership and competent management. It is assumed that there are not hidden or unapparent conditions of the property, subsurface, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover such factors. The appraiser cannot determine the suitability of the soil, its compaction level, its permeability, or other matters relating to the soil or subsurface. I made no soil survey or engineering study of the site. I cannot describe the type and adequacy of drainage of the site under all conditions, nor can I indicate the presence of high water tables, natural drainage toward or away from the site, or other matters in this regard.

It is assumed, but not warranted by the appraisers, that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report. The reader/user is cautioned that they must consult a qualified expert for an "Environmental Audit" to determine the presence and extent of any environmental hazard or contamination (including, but not limited to, Radon Gas or Asbestos), and the presence or potential of leaching from or to this site of environmentally hazardous contaminants. This appraisal is void if such an "Audit" subsequent to the appraisal determines the existence or potential for environmental contamination from any source.

It is assumed for appraisal purposes that the building improvements (if any) do not contain Urea Formaldehyde Foam Insulation (UFFI) or any other products banned by the Consumer Product Safety Commission, unless stated otherwise in the appraisal. This appraisal makes no determination of the existence or nonexistence of UFFI or other products banned by the Consumer Product Safety Commission. It is the responsibility of the client or any user of this appraisal to make his/her own determination as to the existence or nonexistence of UFFI. This appraisal is void if any such products are subsequently found to be present.

The reader/user of this report is cautioned as to the limitations of the appraisers' physical inspection of the property. The appraisers can make no determination or estimation about unseen components of the property including both improvements and subterranean elements. The appraisers cannot determine the existence or presence of such things as radon gas, asbestos, hazardous chemicals, nuclear waste, toxic wastes, either on site or threatening the site from off-site leaching toward and threatening of the property. Such matters are well beyond the scope of this appraisal. If the reader/user of this report wants a determination about such matters, then they must seek their own evaluation from a qualified expert. We assume, but do not warrant, that the property is not affected by any of the above-noted elements or any other possible hazards to the property. The final value estimate is subject to revision upon discovery of any unseen value impacting condition or situation.

ADA ASSUMPTIONS

The American with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property (nor do I possess the expertise to do so) to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. Non-compliance could have a negative impact on the value of the property. This appraisal is subject to revision, should an ADA compliance survey and analysis prepared by a third party expert determine the property to be out of compliance as well as establish the cost to bring the property into compliance. This appraisal assumes, but does not warrant, that the property is in compliance with ADA if it applies to this property.

QUALIFICATIONS OF THE APPRAISER

Brad Glassey, MAI

PROFESSIONAL DESIGNATIONS

MAI - Member Appraisal Institute

GENERAL EDUCATION

Bachelor's ISU Normal, IL 1998

Master's UIUC Champaign, IL 2002

PROFESSIONAL EDUCATION

Real Estate Education Company

-Basic Real Estate Transactions (1996)

-Standards of Professional Practice (1996)

-Fundamentals of Real Estate Appraisal (1996)

-Single Family Residential Appraisal (1996)

The Appraisal Academy

-FHA Appraisal Standards & New Updates (2000)

-The Appraiser, The Internet, and EDI (2000)

-Fair Housing/Fair Lending and the Appraiser (2001)

-Uniform Standards of Professional Appraisal Practice 2001 (2001)

The Appraisal Institute

-Alternate Residential Reporting Forms (1996)

-Non Residential Report Writing (2006)

-Basic Income Capitalization (2006)

-Apartment Appraisal, Concepts and Applications (2006)

-7 Hour National USPAP Course (2009)

-Appraisal of Nursing Facilities (2009)

-Eminent Domain and Condemnation (2009)

-Scope of Work (2009)

-Business Practices and Ethics (2009)

-General Appraiser Report Writing and Case Studies (2010)

-Forecasting Revenue (2013)

QUALIFICATIONS OF THE APPRAISER (page 2)

The Appraisal Institute (continued)

- Real Estate Finance Statistics and Valuation Modeling (2013)

-Introduction to Green Buildings (2015)

-Subdivision Valuation (2015)

-Small Hotel/Motel Valuation (2015)

-Advanced Income Capitalization (2015)

-Advanced Market Analysis and Highest & Best Use (2016)

-Advanced Concepts & Case Studies (2016)

-General Demonstration Report Writing (2016)

-General Demonstration Report - Capstone (2016)

McKissock Data Systems

-Introduction to Review Appraisal (1999)

-Residential Report Writing (2003)

-Appraising High-Value Residential Properties (2005)

-National Uniform Standards of Professional Appraisal Practice update (2005)

-Appraisal Review (2005)

-Construction Details and Trends (2005)

-USPAP Update 2012-2013 (2012)

National Association of Independent Fee Appraisers

-Introduction to Income Property Appraising (2003)

-Illinois Appraisal Law and Administrative Code Update (2011)

QUALIFICATIONS OF THE APPRAISER (page 3)

PARTIAL CLIENT LIST

-Citizen's Equity Federal Credit Union

-Eliff, Keyser, Oberle, and Danney, Atty's

-Farmers State Bank

-First Pekin Savings

-First National Bank in Tremont

-First Security Bank of Mackinaw

-First Farmers Bank

-McGrath Law Office

-Morton Community Bank

-South Side Trust & Savings Bank

-The Heights Bank

-City of East Peoria, IL

-County of Tazewell, Illinois

-Pekin Township, Illinois

-University of Illinois Law Center

-Village of Marquette Heights, Illinois

-Village of North Pekin, Illinois

EXPERT WITNESS

-Tazewell County, Illinois

-Peoria County, Illinois

-Fulton County, Illinois

PROFESSIONAL LICENSE

Illinois Licensed

Illinois Certified

Illinois Certified General

Current Certification# 223.001754

Expires 09/2019