

*File
Alta
Radnor
Peru*

Appraisal Review Certification

Route FAS 381 (Alta Lane) &
FAS 387 (Radnor Rd)
Section _____
County Peoria

Project _____
Job No. _____
Parcel 100-003 & TE Unit _____

Original Supplemental Complex Non-Complex Value Finding

Is the remainder property an uneconomic remnant? Yes No


The attached Appraisal Report Restricted Appraisal Report submitted by

Eddie J. Washington has been reviewed by the undersigned. In accordance with 49 CFR 24.104, the attached appraisal meets one of the following categories:

- Not Accepted – Provide reasoning for non-acceptance.
- Accepted – Meets all requirements, but is not selected.
- Recommended – Meets all requirements and is selected as basis for acquisition purposes.

The conclusions of value for the subject property as of 12/01/2016 are as follows:


Fair Market Value of Whole Property Land Only	<u>\$761,000</u>
Fair Market Value of Property Taken (including improvements) as Part of the Whole	<u>\$16,800</u>
Fair Market Value of Remainder as Part of the Whole Property Before Taking	<u>\$744,200</u>
Fair Market Value of Remainder After Taking as will be Affected by Contemplated Improvement	<u>\$744,200</u>
Damage to Remainder	<u>\$0.00</u>
Compensation for Permanent Easement(s)	<u>\$N/A</u>
Compensation for Temporary Easement(s)	<u>\$400</u>
Excess Land to be Acquired	<u>\$N/A</u>
Total Compensation	<u>\$17,200</u>


Adebayo Adanri, Ph.D. AICP, SRA
Review Appraiser

12/17/2016
Date

Certified General RE Appraiser
Type of License

553-001711 09/30/2017
License Number Expiration Date

Approved: 
City Engineer

12/19/16
Date

EXHIBIT A

P.I.N. 08-36-100-003
Robert C. Wiesehan, or his successors,
as trustee of the Restated Robert C.
Wiesehan Revocable Trust Agreement
Alta Lane, Radnor Road
Peoria County, Illinois

LEGAL DESCRIPTION-RIGHT OF WAY PARCEL

A part of the Northwest Quarter of Section 36, Township 10 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, being more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter of Section 36; thence North 89 degrees 46 minutes 44 seconds West (bearings are for descriptive purposes only), along the North Line of said Section 36, a distance of 40.84 feet; thence South 00 degrees 13 minutes 16 seconds West, a distance of 33.00 feet to a point on the westerly right of way line of Radnor Road, said point being 32.75 feet normally distant from the proposed centerline of Alta Lane, Station 19+94.41, and the point of beginning of the tract to be described:

From the Point of Beginning, thence South 01 degrees 39 minutes 49 seconds West, along said westerly right of way line, a distance of 477.77 feet to a point being 28.42 feet normally distant from the proposed centerline of Radnor Road, Station 51+69.18; thence North 90 degrees 00 minutes 00 seconds West, a distance of 21.58 feet to a point being 50.00 feet normally distant from said proposed centerline, Station 51+68.80; thence North 01 degrees 01 minutes 12 seconds East, a distance of 281.21 feet to a point being 50.00 feet normally distant from said proposed centerline, Station 54+50.00; thence North 04 degrees 41 minutes 26 seconds West, a distance of 100.50 feet to a point being 60.00 feet normally distant from said proposed centerline, Station 55+50.00; thence North 35 degrees 07 minutes 14 seconds West, a distance of 97.03 feet to a point being 50.00 feet normally distant from the proposed centerline of Alta Lane, Station 19+00.00; thence North 89 degrees 46 minutes 31 seconds West, a distance of 150.00 feet to a point being 50.00 feet normally distant from said proposed centerline, Station 17+50.00; thence South 84 degrees 30 minutes 51 seconds West, a distance of 100.50 feet to a point being 60.00 feet normally distant from the proposed centerline of Alta Lane, Station 16+50.00; thence North 89 degrees 46 minutes 31 seconds West, a distance of 250.00 feet to a point being 60.00 feet normally distant from said proposed centerline, Station 14+00.00; thence North 85 degrees 12 minutes 05 seconds West, a distance of 250.80 feet to a point being 40.00 feet normally distant from said proposed centerline, Station 11+50.00; thence North 00 degrees 13 minutes 29 seconds East, a distance of 7.20 feet to a point being on the southerly right of way line of Alta Lane, said point being 32.80 feet from said centerline station 11+50.00; thence South 89 degrees 46 minutes 44 seconds East, along said Southerly right of way line, a distance of 844.41 feet to the Point of Beginning.

Said Right of Way Parcel contains 32,226 square feet, or 0.740 acres, more or less.

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LEGAL DESCRIPTION-TEMPORARY BASEMENT PARCEL

A part of the Northwest Quarter of Section 36, Township 10 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, being more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter of Section 36; thence South 01 degrees 39 minutes 49 seconds West (bearings are for descriptive purposes only), along the East Line of said Northwest Quarter of Section 36, a distance of 343.04 feet to a point being 13.47 feet normally distant from proposed centerline of Radnor Road, Station 53+37.47; thence North 88 degrees 20 minutes 11 seconds West, a distance of 63.47 feet to a point on the proposed westerly right of way line of Radnor Road, said point also being 50.00 feet normally distant from said proposed centerline, Station 53+38.18, and the point of beginning of the parcel to be described:

From the Point of Beginning, thence southerly, along said proposed right of way line to a point being 50.00 feet normally distant from said proposed centerline, Station 53+05.68; thence westerly to a point being 179.15 feet normally distant from said centerline, Station 53+03.38; thence northerly to a point being 179.73 normally distant from said proposed centerline, Station 53+35.87; thence Easterly to the point of beginning.

Said Temporary Easement Parcel contains 4,208 square feet, or 0.097 acres, more or less.