

OFFICIAL FILE
14-0291
Witte Cross PUBLIC No. 1 (Public)
Trelz
5/2/14 R. per SA

October 2, 2013

Ameren Services Company
Springfield, Illinois

VALUATION SUMMARY

This Valuation Summary represents a Summary Appraisal Report as set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice ("USPAP"). The purpose of this valuation is to express our opinion of the fair cash market value of the fee simple estate in the real property in its before and after condition to provide an estimate of just compensation for a proposed utility easement. Our opinion of value is intended to assist Ameren Services Company ("Ameren") in its negotiations related to the River to Quincy Transmission Line Project.

CLIENT (Intended User): Ameren Services Company PARCEL NAME (Owner): Arthur H. Witte and LuAnn Witte

INTENDED USE: In conjunction with the acquisition of easements for the above referenced transmission line project. PARCEL NO.: A ILRP RO AD 056

PROJECT NO.: 32359 (Illinois Rivers)

Owner's Name and Address: Arthur H. Witte and LuAnn Witte, 935 N 453rd Lane, Payson, IL 62360

Property Identification: (PIN) 20-0-1910-000-00

Address (Location): Northeast corner of State Highway 57 and S 24th Street

City, State Zip: Quincy, IL 62305

Legal Description: 51.871 acres out of Section 36, Township 2 South, Range 9 West, Adams County, Illinois

Summary of Site: The subject consists of a mixture of cropland and wooded acreage. The property has rolling to sloping terrain with some level areas. The area is rural to speculative in nature.

Summary of Improvements: The property is being appraised as effectively vacant land with no improvements. There is a truck scale on the property, which appears to be situated just outside the proposed easement. The client has indicated to complete the appraisal under the assumption that the truck scale can remain even if it is happens to be situated within the proposed easement. Accordingly, this appraisal has been completed under the assumption that the truck scale will not be impacted by the proposed easement.

Inspection Date (Effective Date of the Appraisal): 6/11/2013

Date of Report: 10/2/2013

Real Property Rights Appraised: Fee Simple Estate and Easement

Present Use of Whole: Effectively Vacant Land - Agricultural/Recreational

Use Reflected in Appraisal: Land Only - Agricultural/Recreational with possible industrial use along highway

Present Use of Easement Area: Vacant Land - Agricultural/Wooded

Zoning: N/A

Highest and Best Use: (Before) Agricultural/Recreational with possible industrial use along highway

(After) Agricultural/Recreational with possible industrial use along highway

Land Area of Whole Property Including Easement (Before): 51.871 acres Area of Easement: 3.892 acres

Land Area of Whole Property Excluding Easement (After): 47.979 acres

53

Definitions:

- **Fair cash market value** is defined as "the price which a willing buyer would pay in cash and a willing seller would accept, when the buyer is not compelled to buy and the seller is not compelled to sell." (II. Pattern Jury Instr. - Civ. IPI 300.81)
- **Just compensation** is defined as "the fair cash market value of the property at its highest and best use." (III. Pattern Jury Instr. - Civ. IPI 300.80)
- **Easement** is defined as "the right to use the property of another for a particular purpose." (III. Pattern Jury Instr. - Civ. IPI 300.87)

Scope of the Appraisal: This appraisal assignment is intended to comply with USPAP and the eminent domain laws of Illinois. At the request of the client, the subject site inspection has been limited to a viewing of the property from the public right-of-way and an analysis of local public records and available aerial and topographic mapping. As a result, the appraiser has had no contact or interview with the property owner, nor has an on-site inspection been performed. Therefore, this valuation is subject to the "extraordinary assumption" that all improvements and site conditions associated with the subject property are as reported in the public record and are visible from the public right-of-way. **Extraordinary assumption** is defined by USPAP as "an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions." Other pertinent information regarding the subject property has been gathered such as soil and flood maps. We have not considered any restrictions that may exist prohibiting agricultural use, such as CRP contracts. As previously mentioned, this appraisal has been completed under the assumption that the truck scale will not be impacted by the proposed easement.

The estimated physical effects on the subject property in the after condition were based on the scope and character of the proposed easement as shown in preliminary plans provided by the client and retained in the appraiser's work file. The client has requested the appraiser to use the basic assumption that structures will be placed at 700-foot intervals and that each structure will have a 10-foot diameter. We do not know the exact number, locations, or size of the transmission towers that will be situated on the property.

The valuation methodology employed was generally limited to the sales comparison approach due to the relative inapplicability of the cost and income approaches. The "before and after" technique has been used in order to estimate compensation. This technique involves a hypothetical condition in both the before and after scenarios. When appraising the whole property, the impact of the project is ignored. When appraising the remainder after the acquisition, a forecast is being made. These hypothetical conditions are accepted appraisal procedures when valuing eminent domain situations. The use of extraordinary assumptions and hypothetical conditions might have affected the assignment results. Data was compiled from various sources, including, but not limited to, the County Assessor, multiple listing services, and local real estate professionals. At the client's request, we have not confirmed the details regarding any sales of subject properties along the proposed Ameren transmission line route with the buyer or seller involved. We have relied on the information available in the public records regarding these sales.

Additional Scope of Work Comments:

The subject is vacant land or is being appraised as effectively vacant land with no improvements. If there are improvements, an analysis of the project impact on the improvements will be examined. If the improvements are not adversely affected by the proposed partial acquisition, then there is no need to estimate the improvements' contributory value. In this case, if there are improvements, they are not impacted by the project and have not been appraised.

We were not provided with detailed information regarding any existing easements that may be located on the subject whole property. In the event there are existing pipeline, transmission line, or other easements located on the subject, no discount has been applied in the before scenario for the existence of easements. We have not included any crop or pasture replacement costs as these items will be addressed by the client if necessary. This appraisal does not include or consider any mineral interests.

It is assumed that any minor improvements, such as fencing, roads, or personal property items that are impacted by the proposed acquisition will be restored or replaced to equal or better condition as before. Accordingly we have not included any compensation for their replacement.

Ownership Information: We were not provided with a title certificate from the client. The survey exhibit, deed of record provided by the client, and the Adams County tax records indicate the owners of the subject property are Arthur H. Witte and LuAnn Witte. We have based the ownership of the subject property on the information above.

Source Area Calculations: The size and shape of the partial acquisition are based on the survey exhibit provided by the client. The size and shape of the subject whole property are based the Adams County tax records and the Adams County GIS website, which indicates a size of 51.871 acres.

According to USPAP Standards Rule 1-5(b), an appraiser must consider and analyze any sales of the appraised real property that have occurred within the prior three years. On April 23, 2012, James R. Inghram, Chapter 7 Bankruptcy Trustee in Case No. 11-70156 conveyed the subject property to Arthur H. Witte and LuAnn Witte as recorded under document number 2012R-04215 of the Adams County Recorder's Office. The sales price for the transaction was \$223,041 (\$4,300 per acre). This property was sold due to bankruptcy and does not appear to be a market transaction.

The following is a summary of the sales and listings considered in the analysis for this property.

Comparable	County	Sale Date	Location	Sale Price (\$)	Land Area (Acres)	Unit Price (\$/Acre)	Zoning
13110	Adams	12/30/2010	South of Bitter Road, west of Bitter Court	\$184,252	23.842	\$7,728	N/A
12938	Adams	5/3/2011	West line of Maas Road, south of Church Hills Road, north of White Oak Road	\$580,000	88.560	\$6,549	N/A
13028	Adams	7/1/2011	Northeast line of Frericks Road, east of Maas Road	\$98,000	20.020	\$4,895	N/A
13032	Adams	11/1/2011	East line of Maas Road, south of Church Hills Road	\$195,000	29.696	\$6,567	N/A
13058	Adams	4/4/2012	Southeast end of the cul-de-sac of Bitter Court, south of State Highway 96	\$93,000	10.990	\$8,462	N/A
13118	Adams	6/21/2012	East line of South 30th Street at Mayfair Road	\$104,000	12.600	\$8,254	N/A
13047	Adams	6/29/2012	South and west lines of Frericks Road, east of Maas Road	\$130,000	43.360	\$2,998	N/A
13075	Adams	11/6/2012	West of S 24th Street, north of Keller Lane	\$124,000	15.974	\$7,763	N/A

In estimating a unit value for the subject property in its entirety, we considered the following:

- The size, shape, zoning, and other physical characteristics, of the subject property in relation to the comparable market data. Other factors regarding the market data have been considered including location, market conditions, conditions of sale, and other characteristics among other things.
- The location of the proposed easement along the subject property. We do not know the exact number, locations, or size of the transmission towers that will be situated on the property.
- The impact of the easement on the subsurface, surface, and air right estates for the property.
- The potential impact the proposed easement may have on the market value and utilization of the subject property.

Based on the analysis as outlined above, a unit value of [REDACTED] per acre is concluded as reasonable for the subject property. The concluded fair cash market values for the subject property are outlined as follows:

**Fair Cash Market Value
Before Imposition of the Easement**

- 1) Estimated Fair Cash Market Value of Entire Property
Before Imposition of the Easement
51.871 acres @ ██████ per acre \$ ██████
- 2) Estimated Fair Cash Market Value of the Easement Strip
Before Imposition of the Easement
3.892 acres @ ██████ per acre \$ ██████
- 3) Fair Cash Market Value of the Property Outside the Easement Strip
Before Imposition of the Easement
47.979 acres @ ██████ per acre \$ ██████

**Fair Cash Market Value of the Easement Strip
After Imposition of the Easement**

- 4) Fair Cash Market Value of the Easement Strip
After the Imposition of the Easement
3.892 acres @ ██████ per acre \$ ██████
- 5) Diminution in Fair Cash Market Value of the Easement Strip
After Imposition of the Easement (90% Reduction in the Value of the Easement Strip Land) \$ ██████

**Fair Cash Market Value of the Property Outside the Easement Strip
After Imposition of the Easement**

- 6) Fair Cash Market Value of the Property Outside the Easement Strip
After the Imposition of the Easement
47.979 acres @ ██████ per acre \$ ██████
- 7) Diminution in Fair Cash Market Value Outside the Easement Strip
Due to the Imposition of the Easement
0.000 acres @ \$0 per acre \$ 0

Total Compensation Due to Imposition of the Easement \$ ██████
(Sum of Lines 5 and 7)

The above compensation includes a 90% reduction in value of the entire easement strip. If transmission structures are placed on the property, an additional 10% reduction in value will be added for the areas occupied by the physical towers (100% total).

No third party shall have the right of reliance on this report, and neither receipt nor possession of this report by any third party shall create any express or implied third-party beneficiary rights.

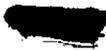
Additional information regarding the subject property and this appraisal has been retained in the appraiser's work file.

CERTIFICATE OF APPRAISER

We certify that, to the best of our knowledge and belief,

- The statements of fact contained in this report are true and correct. We have not knowingly misrepresented any facts or information that would have an impact on my opinions or conclusions.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and represent our impartial and unbiased professional analyses, opinions, and conclusions.
- We personally have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- Our engagement in or compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value, a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- We have performed appraisal services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. This is a revision to a previous report to incorporate a new exhibit.
- Albert N. Allen, MAI, CRE, SR/WA and Carlo S. Forni, MAI have completed a limited inspection of the real property that is the subject of this report from the public right of way. Bryan M. Glass has viewed the vicinity of the subject property on prior occasions, but has not completed an inspection of the subject property.
- Robert Dees, Daniel Hughes, Chase Gilbert, and Andrew Langford have provided significant real property appraisal assistance by gathering pertinent property and market data. Additionally, Robert Dees provided significant real property appraisal assistance by compiling this report.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The total compensation as a result of the partial acquisition which is the subject of this appraisal report was valued, as of June 11, 2013 as follows:



Albert N. Allen, MAI, CRE, SR/WA
State Certified General RE Appraiser
Certificate No. 553.002214


Carlo S. Forni, MAI
State Certified General RE Appraiser
Certificate No. 553.001958


Bryan M. Glass
State Certified General RE Appraiser
Certificate No. 553.002213