



MaROUS & COMPANY

January 3, 2013

Village of Campton Hills
40W270 LaFox Road - Suite B
Campton Hills, Illinois 60175

Attention: Ms. Patsy Smith, Village President

Subject: Market Impact Analysis
Proposed Kiva Recovery Center
41W400 Silver Glen Road
Unincorporated St. Charles, Illinois 60175

Dear Ms. Smith:

In accordance with your request, the request for annexation and a special use to allow a drug and alcohol treatment center (Proposed Kiva Recovery Center) at 41W400 Silver Glen Road, unincorporated St. Charles, Illinois, has been analyzed and this market impact analysis has been prepared.

MaRous & Company has conducted similar market impact studies for a variety of clients and for a number of different proposed developments over the last 30 years. Clients have ranged from municipalities, counties, and school districts, to corporations, developers, and citizen's groups. The types of proposals analyzed include: commercial developments such as shopping centers and big-box retail facilities; religious facilities such as mosques and mega-churches; residential developments such as high-density multifamily and congregate care buildings and large single-family subdivisions; recreational uses such as skate parks and lighted high school athletic fields; and industrial uses such as waste transfer stations, land-fills, and quarries.

Purpose and Intended Use of the Study

The purpose of this appraisal consulting assignment¹ is analyze the potential impact, if any, on the value of the surrounding residential properties of the approval of the petition for annexation and of the special use for the development of the Kiva Recovery Center on the site of the former Glenwood School for Boys property. Specifically, this study is designed to address Section 4.8-2 (b) and (c) which state that a special use "... will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood." and "... the establishment of the special use will not impede the normal and orderly

¹ Appraisal consulting is defined in the "Uniform Standards of Professional Appraisal Practice", effective January 1, 2008, page U-1, as "the act or process of developing an analysis, recommendation, or opinion to solve a problem, where an opinion of value is a component of the analysis leading to the assignment results."

EXHIBIT

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development and improvement of surrounding property for uses permitted in the district." The report is intended specifically for your use as part of an application for annexation and a special use in the Village of Campton Hills. Any other use or user of this report is considered to be unintended.

Executive Summary

As a result of the market impact analysis undertaken, it is my opinion that the annexation and approval of a special use for the Kiva Recovery Center will not have measurable negative impact on either the character or the property values of the adjoining residential uses. Specifically:

- The proposed use provides certainty, including on-going quality maintenance as opposed to vacant neglected property;
- There is likely to be limited demand for the facilities for an alternative use;
- There is no better use to which the facilities could be put that would enhance the value of the surrounding property;
- The facilities are separated by forest preserve district from most adjoining property owners, and there are significant distances between the facilities and residential dwellings;
- There are financial benefits to the taxing bodies by a for-profit facility versus an not-for-profit use;
- The facility will create good-paying jobs in the area which will benefit market demand;
- Controls are in place to limit the type of patients to be accepted, and the client population will be highly controlled and carefully monitored;
- There is limited, and controlled access into the facility;
- An analysis of the impact of the Park Ridge Youth Campus on the value of single family residences immediately adjacent using a matched pair analysis indicated that it did not have a measurable impact on surrounding property values;
- An analysis of the value of a single-family house in a subdivision south of the proposed treatment center indicated that the value is the same with and without the approval of the proposed facility.

These conclusions are based on the following assumptions:

- The facilities will be well maintained and managed;
- Significant numbers of police/fire/ambulance calls would result in arrangements for "silent" responses; and
- The stipulations and limiting conditions contained in the draft annexation agreement reviewed dated December 13, 2012.

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Definition of Market Value

When discussing market value, the following definition is used:

The most probable price 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 is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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.²

Scope of Work and Reporting Process

Information was gathered concerning the real estate market generally and the market of the area surrounding the proposed annexation and special use specifically. The uses in the surrounding area, as well as the proposed construction of the stable, were considered. The following summarizes the actions taken:

- Review of the Village of Campton Hills/Kane County Zoning Ordinance and map;
- Review of the Village of Campton Hills Comprehensive Plan;
- Review of the application for annexation and special use permit from Kiva Real Estate Investments, LLC. (Kiva), including supporting documents;
- Review of information on the existing facilities themselves provided by representatives of Kiva;
- Contacts with real estate brokers;
- Review of information from www.stopkivarehab.com;
- Information provided by Abram Andrzejewski, an article entitled "House Prices during Siting Decision Stages: The case of an Incinerator from Rumor through Operation," by Kiel and

² (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

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McClain, memoranda from Rathje/Woodward, and Day & Robert, P.C., dated January 2, 2013, and November 5, 2012 respectively, and two letters to MaRous & Company concerning zoning and emergency response matters;

- ;
- Data on the subject community and on Park Ridge from the Site to do Business, STDB.com;
- Data on the market for single-family houses in the immediate area of the proposed variance from the Northern Illinois Multiple Listing Service (MLSNI);
- An inspection of the subject property and the surrounding area by Michael S. MaRous and Anita Rifkind on December 18, 2012.

This document is considered to conform to the requirements under Standard Rule 4 of the *Uniform Standards of Professional Appraisal Practice and Advisory Opinions* (USPAP). This letter is a brief recapitulation of the appraisal data, analyses, and conclusions; additional supporting documentation is retained in the MaRous and Company office file. There are no extraordinary assumptions or hypothetical conditions included in the appraisal consulting assignment.

In order to form a judgment concerning the potential impact, if any, on the "essential character" and value of the surrounding residential properties of the annexation and approval of the special use for the Kiva Recovery Center, I have considered the following:

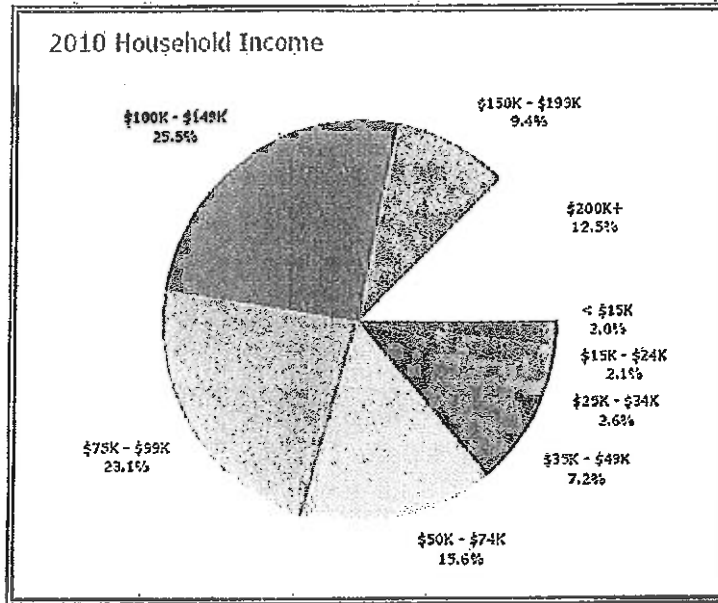
- The nature of, and the possible uses to which the existing facilities might be put under the Kane County Zoning ordinance;
- The impact on the character and the value of the surrounding residential properties of the existing facilities;
- The impact on the character and the value of the surrounding residential properties by the annexation and approval of the special use as proposed; and
- The impact on the character and the value of the larger community by the annexation and approval of the special use as proposed.

Description of Property, Nearby Uses, and Proposed Development

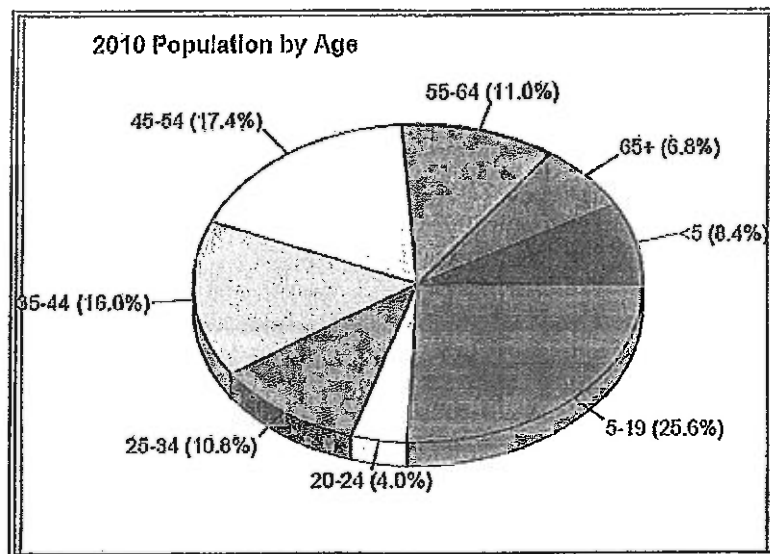
Area Analysis

Campton Hills is a recently incorporated rural community with strong demographics. As the following pie chart indicates, just under half of the households within a 5-mile radius of the subject property have income levels of greater than \$100,000 per year. The 2012 estimated median household income is \$107,111.

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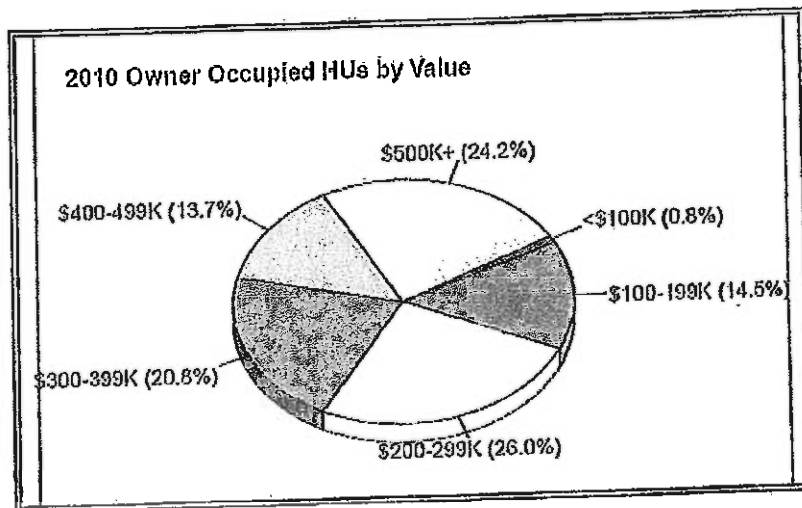


The area has a rapidly growing population with both the number of residents and the number of households expected to grow by more than 2.6 percent between 2010 and 2015. This continues the rapid growth of the area that only slowed during the recent economic downturn. The population is diversified in age with approximately 30 percent between the ages of 5 and 24, approximately 27 percent between the ages of 25 and 44, and approximately 28 percent between the ages of 45 and 65.



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The vast majority of housing units in the area are owner occupied. Housing values in a 5-mile radius of the subject vary widely as the following pie chart indicates.



Like other good-quality suburban communities, Campton Hills has experienced a softening in housing values since the economic downturn. The real estate market in general, and the residential market specifically, has been under steady pressure. Housing values are lower than the peak in mid to late 2007, with inventories and marketing times increasing. Signs of the stabilization of the overall economy have not yet extended into the residential real estate market. Low interest rates have not been sufficient to counter the continued pressure on the market from foreclosures that continue to occur even in upper-end areas.

According to the A.L. Wagner Appraisal Group "Chicagoland Quarterly Housing Reports," the Campton Hills/St. Charles area has experienced a drop in average sale price of just under 12 percent in the year ending October 1, 2012.

	October 1, 2012 Statistics						October 1, 2011 Statistics					
	MLS Area	Actives	Average List Price	Under Contract (Ctg.)	Under Contract (Pend)	# of Sales Last 12 mos.	Average Sale Price	MONTHS SUPPLY	MONTHS SUPPLY	Percent Change	Average Sale Price	12 mo SP Percent Change
Town			\$ 273,219	42	6	181	\$ 220,830	3.77	7.28	-18.16%	\$ 224,220	-1.61%
South Elgin	177	72	\$ 568,172	118	20	521	\$ 333,290	8.08	10.65	-24.05%	\$ 377,482	-11.71%
St. Charles	174	63	\$ 329,856	19	2	109	\$ 260,329	6.82	9.68	-39.27%	\$ 262,204	-0.74%
Sugar Grove	551											

This followed a relatively minor drop of just under 1 percent for the prior year (October 2010 to October 2011) and a 5 percent drop between October 2009 and October 2010.

The following table summarizes the current inventory in this market during the last three months.

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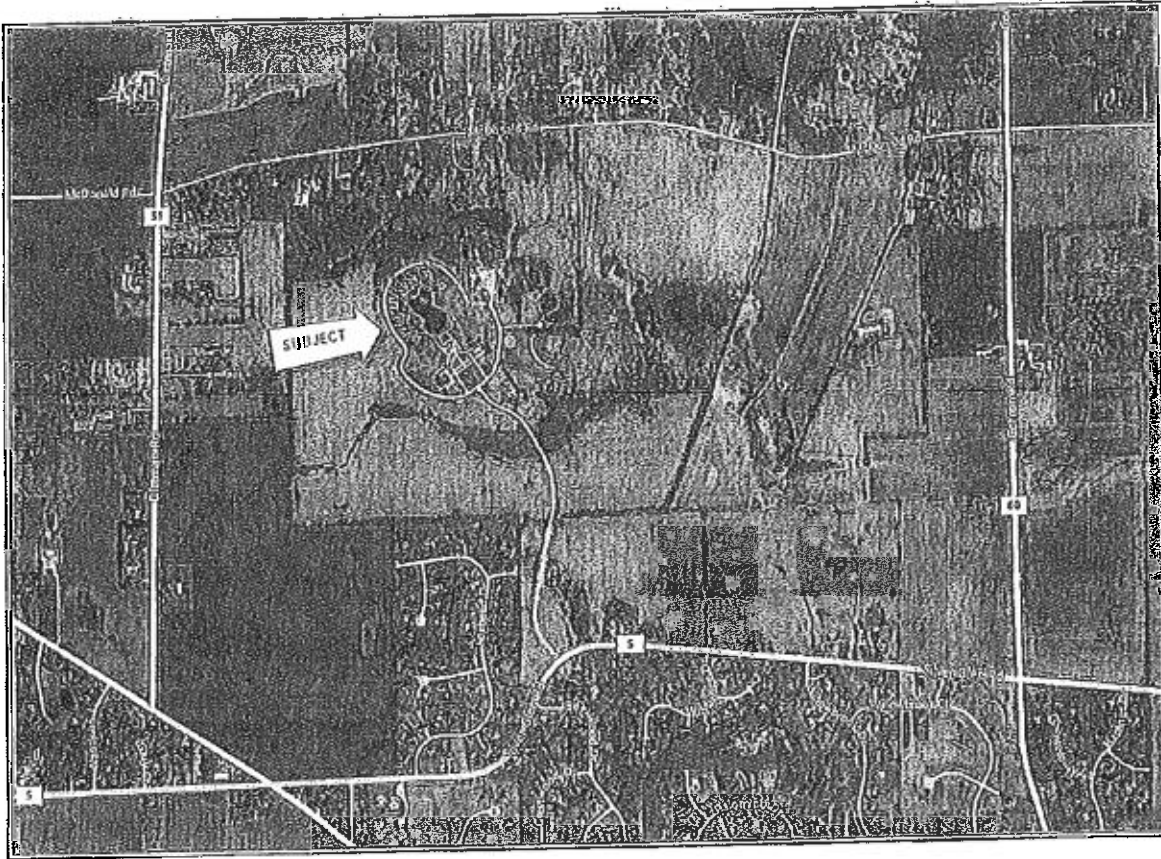
	as of September 1, 2012			as of October 1, 2012			as of November 1, 2012		
	# Active	DOM	Months Supply	# Active	DOM	Months Supply	# Active	DOM	Months Supply
St. Charles - 174									
\$ 0 - \$ 299,999	141	252	5.17	139	249	4.96	120	254	4.22
\$ 300,000 - \$ 499,999	150	252	8.33	141	241	7.94	129	261	7.07
\$ 500,000 - \$ 999,999	129	310	15.80	124	335	14.46	120	326	14.65
\$ 1,000,000 - \$ 1,999,999	28	578	58.00	27	608	46.29	22	653	37.71
\$ 2,000,000 and up	13	591	156.00	13	537	No Sales	14	606	No Sales
ALL	461	297	8.64	444	301	8.08	405	312	7.30

Campton Hills consists almost entirely of single-family residential development on large lots. According to the Midwest Real Estate Data (MRED), in the last 12 months there have been seven sales of single-family residences in Campton Hills with an average sale price of \$392,000 and an average marketing time of 237 days. The range of sale price extended from \$225,000 to \$755,000. There currently are 15 active listings with an average list price of \$590,353, and the average marketing time for these listings is 260 days. There currently are three pending sales with an average list price of \$371,666 and an average marketing time of 250 days.

Immediate Area

The property that is proposed for annexation and for approval of a special use is located on the north side of Silver Glen Road, west of Randall Road. The campus is accessed by a private drive approximately 1/2 mile long. As the following aerial photograph illustrates, as well as the existing land-use graphic included in the addenda to this report, the area is influenced predominantly by farm and/or forest preserve land, with residential subdivision on the west side of the access drive and on the north side of Silver Glen Road. Additional subdivisions are located on the south side of Silver Glen Road, and there are additional residences on large lots along both sides of Dittman, McDonald, and Corron roads.

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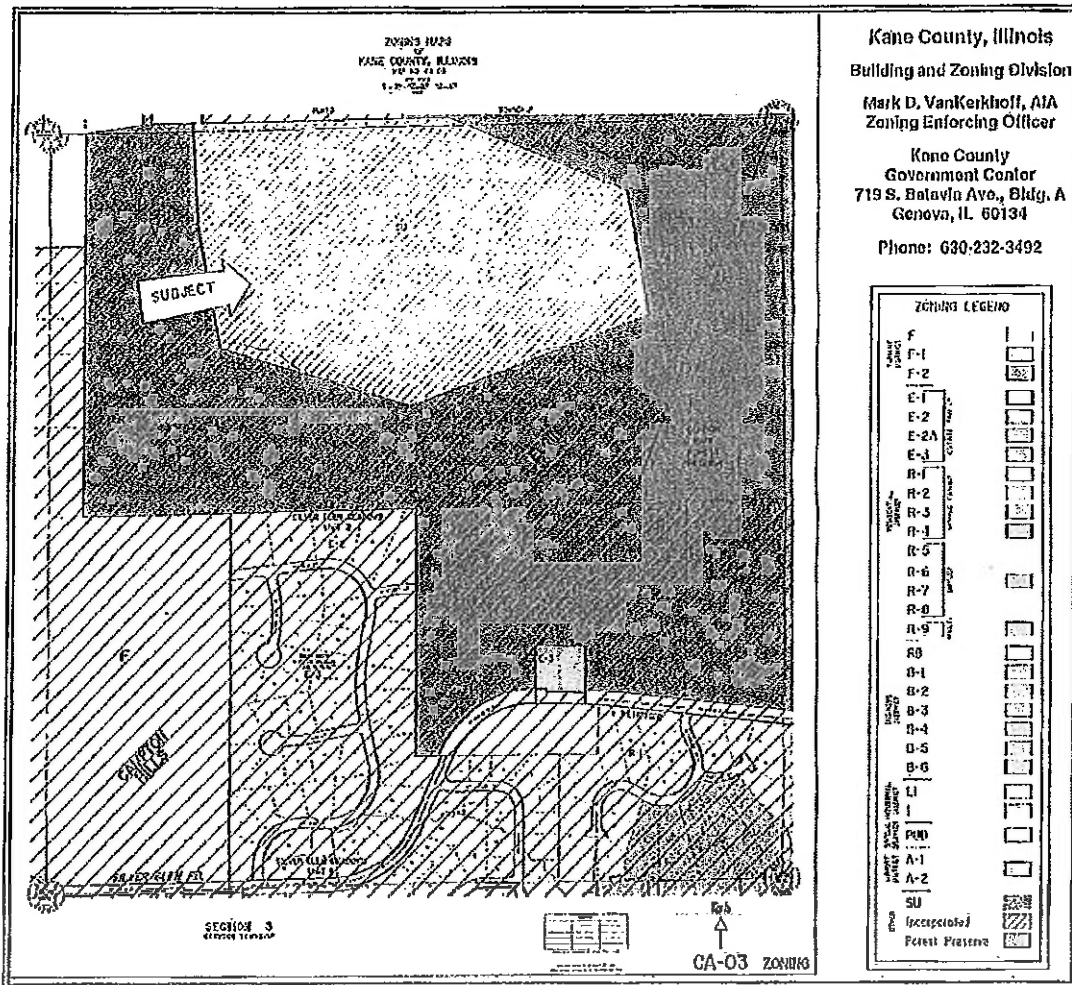
There currently are four listings in the subdivision south of the subject. The access drive to the subject property is located to the west of this subdivision, and forest preserve land separates it from the subject property. The list price for the houses in the subdivision range from \$259,900 for a one-story, four-bedroom-house, to \$372,000 to \$449,968 for two-story, four- and five- bedroom houses. All are situated on approximately 1.25-acre lots. Marketing times range from approximately 30 days to more than five months. There has been one sale in this subdivision in the last two years. A house at 7N360 Red Barn Lane sold as a "short sale" in September 2012 for \$232,500.

Subject Property

The subject property is an irregularly shaped, 120-acre site that has no frontage on Silver Glen Road; it is accessed via an approximately 1/2-mile-long drive along an easement across private farm land and forest preserve district land.

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The subject property currently is zoned F, Farming District, by Kane County, with a Special Use allowing the existing educational facility. Churches and nonprofit schools are permitted uses in this district.³ Hospitals and "similar facilities" are allowed as special uses. The following is a copy of the Kane County zoning map encompassing the subject property.



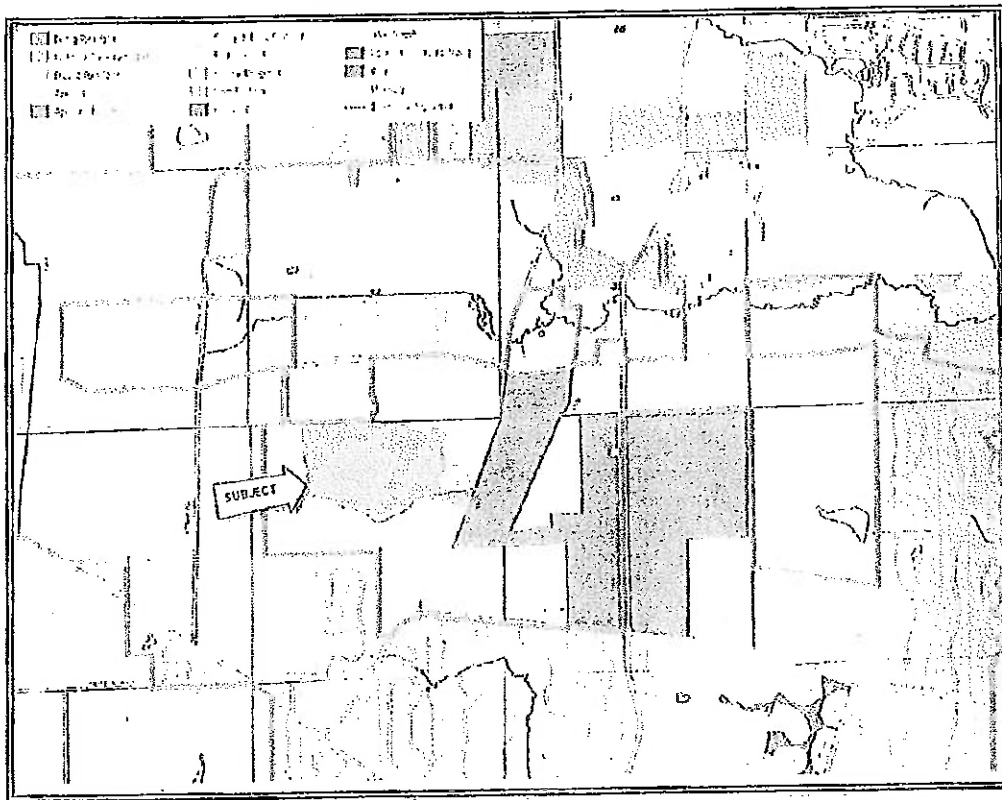
The Village has adopted the Kane County zoning ordinance. Although there is no specific reference to "an addiction recovery center" in the zoning ordinance, it appears that the proposed use as a recovery treatment center could be approved as a special use under the F, Farming, zoning district.

3 The reason a special use permit was required for the use of the facility as a not-for-profit school is not clear.

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Annexation and Zoning Requested

Kiva has requested annexation and approval as a special use into the Village of Campton Hills. The area in which the subject property is located is part of the Campton Hills planning area as delineated in the Village's Comprehensive Plan. An excerpt from the map associated with that plan identifying the subject property is included below.



As this excerpt illustrates, the subject property is delineated as "Institutional/Private Open Space" in the Village's Comprehensive Plan.

The site is improved with approximately 13 buildings: eight residential buildings; an academic center including a library; a recreational building with a full size gymnasium and a weight training room; and an administrative building including a dining hall and kitchen. There are additional ancillary buildings. The estimated gross building area of these buildings is just under 125,000 square feet; the resulting in a floor area ratio of approximately 0.025 to 1.0.

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Proposed Use

Kiva will use the existing buildings for a high-end alcohol and substance abuse treatment center. The existing facilities will be renovated/adapted for that use, and no major additions or structural modifications will be undertaken without Village approval. The interiors of the existing residential buildings will be renovated in stages at an estimated cost of \$3,000,000 to \$4,000,000; these will house a maximum of 96 patients at any given time. The amount of staff will vary with the number of patients and will at minimum consist of one staff person in residence per residential building occupied; one nurse and one security guard (over night); and two to three therapists or counselors per residential building occupied. The site will be enclosed entirely with a 6-foot tall metal decorative fence. Security will include a campus-wide system that will be monitored 24-hours a day as long as there are patients on site.

Financial considerations include those included in the proposed annexation agreement; Village service costs will be reimbursed by Kiva in the amount of an annual \$200,000 Police Impact Fee, increasing by at least 3 percent annually in 2015, and a Municipal Impact Fee of 1.13 percent of the equalized assessed valuation. In addition, Kiva will pay the Campton Township Open Space fund \$1,000,000, and a Gray Willows Barn renovation contribution of \$300,000. Furthermore, as a for-profit entity, the facility will pay property taxes estimated to exceed \$200,000 per year. The staff required to operate the facility will add a number of jobs, some of which will be professional staff, which will have a beneficial impact on housing demand in the area.

The draft annexation includes a number of other stipulations based on citizen input and concerns. As many as 600 citizens are reportedly in opposition to this project. These stipulations include the restriction that all patients will be private-pay, will not be accepted directly from the criminal justice systems, and will not have any primary addictions other than alcohol or substance abuse. Further, no patients knowingly will be accepted for treatment who are registered sex offenders or who have been convicted of a felony involving violence.⁴

Market Impact Analysis

A market impact analysis addresses issues that typically include:

- By-right zoning and alternative uses possible, including density;
- Trend of development;
- Market supply and demand for the use proposed, the alternative possible uses;

⁴ Please see the draft annexation agreement for the exact wording and limitations to all stipulations, as well as for additional agreements not summarized in this description. This report is subject to those stipulations and agreements.

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- Market supply and demand of the surrounding development;
- Effects of uncertainty of use on the market;
- Economic issues such as the impact on property taxes, job creation; and
- Physical conditions of the development, such as lights, traffic, noise, aesthetics, and maintenance.

In order to evaluate the potential impact, if any, on the value of the surrounding residential properties of the approval of the petition for annexation and special use for the development of the Kiva Recovery Center, I have considered the types of uses to which the existing property could be put and the relative benefits and detriments to the surrounding community of these uses as part of a discussion and analysis of the highest and best use of the existing property.

I also have considered the potential impact of a "worst case" reuse scenario using a residential treatment center for troubled teenagers assigned to a facility by the State of Illinois and County of Cook located in Park Ridge, Illinois.

Finally, I have specifically developed a "before" and "after" assessment of a house in the subdivision located within the Village boundaries west of the access drive and south of the subject property under the assumption that the Kiva Recovery Center was approved.

Potential Uses - Highest and Best Use Discussion

Based upon my inspection of the subject property and on the quality, size, and configuration of the facilities, there are few users who would have the resources to purchase and to operate the existing facility. The lack of interest at the auction of the property in June 2012 is an indicator of the limited number of potential purchasers under the existing tepid market conditions. The opening bid at the auction was \$5,000,000.

There has been one sale in the last 2 years of a similar facility. The Chesterbrook Academy buildings in Naperville sold for \$6,600,000 or \$239.28 per square foot for the 27,583-square-foot buildings on the approximately 4-acre site. This was a distress sale of the leased fee interest; the school will continue to operate the facility under a lease.

A review of the market indicates that there are a number of similar facilities available in the market place. Those most similar to the subject property include a closed boarding school located at 1600 Dundee Avenue, in Elgin. The building has been on the market for more than a year. The buildings contain a total of 87,000 square feet and are situated on 62 acres. These buildings were constructed in 1920. There is no asking price. A somewhat comparable facility is located at 174 McHenry Avenue in

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Crystal Lake. This former high school is listed for sale at \$1,523,000 or approximately \$40.00 per square foot for 38,080 square feet of building area on approximately 1.8 acres. It has been on the market for approximately 6 months.

Another alternative for these types of facilities is purchase by a religious institution. A former big-box retail building at 55 South Constitution Drive in Aurora was purchased by an adjoining church and will be remodeled for its use. The purchase price in July 2012 was \$2,250,000 or \$35.12 per square foot for the 64,064-square-foot building on 9.33 acres. The Antiochian Orthodox Church purchased religious buildings from the Stone Church Assemblies located at 6330 West 127th Street in Palos Heights in January 2012. The purchase price was \$1,300,000 or \$32.50 per square foot for the 40,000 square feet of building area on 3.8 acres. The purchaser plans to expand the school buildings.

There also are a number of such facilities listed for sale, including a 26,718-square-foot complex on 12.4 acres at 2250 West Highland Avenue in Elgin. This property has been listed for sale at \$2,950,000 for approximately one month. It also is available for lease.

Other alternatives for this type of property are limited by the rural location of the area, with no public transportation, and with distant availability of medical services. The nearest commuter railroad stations are approximately 12 miles and 20 minutes to the northeast in Elgin, or 10 miles and 20 minutes to the southeast in Geneva. The nearest hospitals are also approximately 20 minutes away; therefore, it is unlikely that the buildings would be considered for adaptation to a retirement community or any other use that requires proximity to emergency medical care.

Both of the likely alternatives, use as either a school or a church, would be exempt from real estate taxes. A large religious institution at this location would increase significantly traffic into the area on days of worship and holidays.

The possibility that the some or all of the improvements on the property would be demolished and the site redeveloped with a residential use is limited by the weak housing market, and by the fact that the residential buildings would not be adapted easily. Moreover, multifamily housing in the larger buildings is unlikely to be demanded by the market or to be approved by the Village. As was discussed previously, there have been few, if any, sales at the high end of the market and extended marketing times remain typical in this area. The improvements are likely to remain empty for several years, even if purchased by a developer for a potential residential subdivision.

Moreover, were a residential subdivision to be constructed on this site, the impact on the surrounding residential property is likely to be significant. Under the current weak market conditions, demand is low,

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and an influx of newly constructed houses would further depress the values of existing single-family houses. The land value for such a use is also depressed in the current market; at \$15,000 an acre the 120-acre site would have a value of \$1,800,000.

The density of a single-family subdivision on the subject site would be considerable higher than that of the proposed use. A subdivision of approximately 80 houses averaging 3,100 square feet including garages would be approximately twice as dense as the existing facilities. A single-family subdivision also would increase traffic into the area, increase the school population significantly, and would require increased village services. Although the existing uses are one story, a single-family development generally would be two-story structures. A subdivision would also generate more light, and have a greater noise impact in part due to a larger amount of development closer to the edges of the site. There would also be more garbage and delivery truck traffic. The subdivision would be more visible to the neighboring uses, and the amount of noise from private basketball courts, tennis courts, and pools could be considerable.

The proposed use as a high-end, for profit, recovery center does provide an increase in the real estate tax base. The 2011 tax rate for Kane County totals 0.659903; Campton Township totals 0.21643; School District 303 totals 5.017506; the Junior College district totals 0.445355; and the Fox Valley Fire and Rescue rate is .224390. The total tax rate is 6.978117.

Based on my review of the latest proposed annexation agreement, Village service costs will be reimbursed by Kiva in the amount of an annual \$200,000 Police Impact Fee, increasing by at least 3 percent annually in 2015, and a Municipal Impact Fee of 1.13 percent of the equalized assessed valuation. In addition, Kiva will pay the Campton Township Open Space fund \$1,000,000, and a Gray Willows Barn renovation contribution of \$300,000.

I also have considered the differences in the intensity of use of the subject facilities between the proposed recovery treatment center and the former school. Information on the operation of the proposed recovery treatment center was provided by the public record on this matter and by Patrick Griffin and Phillip Kosanovich, representing Kiva. Information on the operations of the former Glenwood School was provided by John Irwin of Glenwood Academy.

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	Glenwood School	Proposed Facility	Comments
No. of Residents	96 residential students	96 residents	
No. of Staff	14 residents*/10 commuters	1 resident per unit occupied; 1 nurse and 1 security guard (overnight); 2 to 3 therapists or counselors per unit	Glenwood had an overnight ratio of 1 staff member to about 7 students; Kiva will have an overnight ratio of 1 staff member to 4 patients.
Traffic	Friday evenings/Sunday evenings 60 to 68 family picking up and returning children* Monday - Friday, 8 passenger vans transporting children to and from high schools 14 other regular visitors, 2 or 3 times per week Parents for school events and meetings with teachers and/or counselors Other deliveries	Depends on occupancy and turnover. Fully occupied and assuming 6-wk. avg. stays: 1-2 new patients per week day, 16 to 24 staff member trips per day Visitors infrequent. Other deliveries.	The proposed use appears to be likely to generate less traffic than the school did.
Emergency Calls	Police: less than twice a month; often no calls Fire: infrequent after first 3 years; minimal false alarms	Maximum of 5 to 10 calls per year	Police report indicates 5 to 10 calls per year for stand-alone clinics vs. 100 calls per year for service from hospital settings.

* These numbers increased between 1997 and 2008 when there were 24 staff members and 14 staff children living on campus and an addition 14 teach staff members commuted daily.

Although privacy and other problems, such as facilities being co-located with hospitals, prevent the development of exact numbers, it appears that data exists to indicate that emergency calls for similar high-quality facilities range from two to four per month, and are almost entirely emergency calls. This level of such responses could be mitigated by "silent" responses from police and fire vehicles within a certain parameter of the facility.

Alternative uses of the existing improvements, whether a school, a mega-church, or even a large recreational facility with its attendant lights, athletic fields, basketball and tennis courts, technically could be characterized as "dissimilar" to the surrounding residential and farming uses. However, none of these alternate uses would be comparable to a waste transfer station, a power plant, or an incinerator.

The proposed use of the existing facilities provides certainty; on-going maintenance as opposed to a vacant and potentially neglected property; financial benefits to the taxing bodies; a single access point into the facility; and fencing. In addition, the client population will be tightly controlled.

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Matched Pair Analysis

In order to evaluate the impact a residential treatment facility will have on the surrounding residential property owners, I have conducted a matched pair analysis. This methodology analyzes the importance of a selected characteristic, in this instance proximity to a residential treatment facility, to the value of a property. The technique compares the sale of a property with proximity to the selected characteristic with the sale of a similar property in the same market area and under similar market conditions but without the proximity to the selected characteristic.

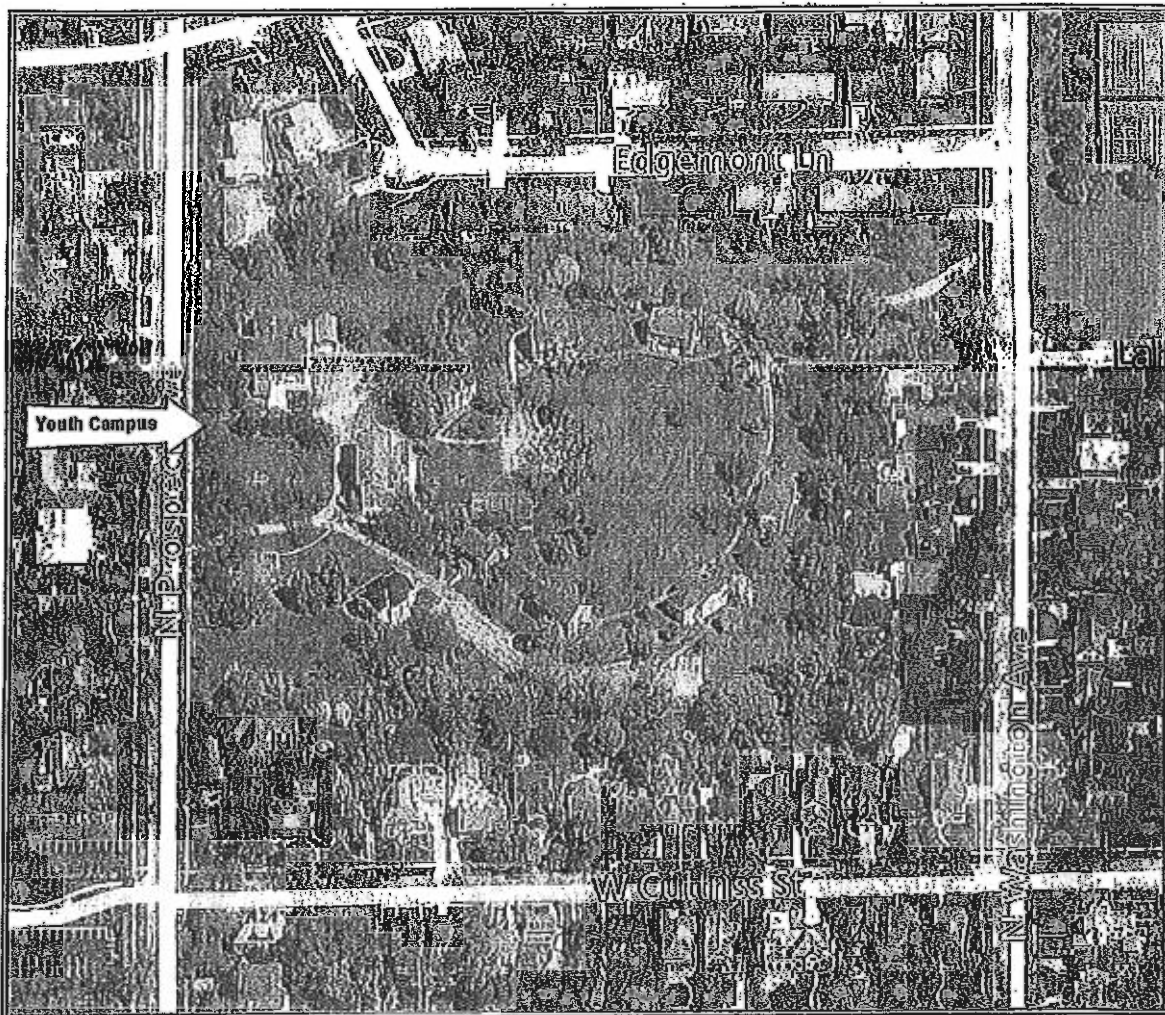
It is difficult to find an identical situation of a residential treatment center on large acreage with proximate single family residences. However, I am familiar with a similar situation in Park Ridge, Illinois, which can be considered in developing a matched pair analysis that will be informative in this instance. Park Ridge Youth Campus is an 11.35-acre site with 13 buildings that provided residential care for a variety of children. The facility is located in the "Country Club" area of Park Ridge, which is generally defined as the area between Oakton Street on the north, Touhy Avenue and Northwest Highway on the south, Oriole Avenue on the east, and Greenwood Avenue on the west.

According to the Site to Do Business, the demographics in this neighborhood are strong; nearly 24 percent of residents have annual incomes greater than \$150,000. The population in the area is stable, with approximately 1,900 households in the neighborhood. Just under 50 percent of all employees are professionals or managers. The average household income is \$121,059. Housing values are also strong, with nearly 45 percent of all houses in the area having a value greater than \$500,000. Houses bordering the Park Ridge Country Club sell in excess of \$1,000,000; a house direct across Prospect Avenue from the Park Ridge Youth Campus sold for \$1,100,000 in October of 2009.

Between 2001 and 2007, the program began to address needs identified by the Illinois Department of Children and Family Services. Beginning in 2008 and through 2011, the residential program was directed towards adolescent girls, ages 12 to 18, with "serious emotional and behavioral problems." The staff ratio was high, with four staff members per client reported. The three residential buildings each housed 10 to 12 girls, with the average number of residents at about 30 at any given time. At least 75 percent of the facility's funding came from the Illinois Department of Children and Family Services. One newspaper report called the residential population "often volatile" and reported "numerous calls for police assistance." Among the issues resulting in requests for police intervention were fights between residents and/or counselors that often spilled over into the surrounding neighborhood, as well as attempts by residents to run away and including a car theft.

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The houses considered in the matched pairs analysis directly border the Youth Campus. The entire area benefits from the proximity of open space from Country Club (west across Prospect Avenue from the Youth Campus), but this open space does not separate the houses from the Youth Campus. The Youth Campus buildings are nearly all 2-story buildings. The aerial photograph below illustrates the proximity of the Park Ridge Youth Campus to the surrounding residential development.



The following table summarizes sales of houses immediately adjacent to the Youth Campus during the last 4 years of operations.

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SINGLE-FAMILY SALES SUMMARY
Park Ridge Youth Campus

No.	LOCATION	SALE PRICE	SALE DATE	MARKETING TIME (DAYS)	SITE SIZE (SQ. FT.)	BUILDING SIZE - Sq. Ft. (Rms/Brs)	SALE PRICE PER SQ. FT. BLDG. AREA INCL. LAND
1	339 Edgemont Ln.	\$370,000	6/11	67	10,450	1,760 8/3	\$210.23
2	371 Edgemont Ln. (Foreclosure)	\$490,000	4/11	6	13,760	3,251 12/5	\$150.72
3	314 W. Cuttriss St.	\$855,000	8/08	71	11,450	3,298 12/4	\$259.25
4	427 Edgemont Ln.	\$460,000	6/08	258	7,173	3,000* 9/4	\$153.33
5	322 W. Cuttriss St.	\$851,000	8/07	7	11,450	3,000* 8/4	\$283.67

*estimated
 Source: MIREC and Cook County Assessor

Eliminating Sale #2 because it was a foreclosure, I conducted a matched pair analysis for the four remaining sales. However, there were no sales in the broader neighborhood under similar market conditions of houses similar to Sale #4. Therefore, I have included a matched pair analysis for the remaining three sales. Details of these sales used are retained in my office files; a map in the addenda to this appraisal consulting report market impact study illustrates the location of the matched pairs.

MATCHED PAIR NO. 1

	ADJACENT TO YOUTH CAMPUS	NOT ADJACENT TO YOUTH CAMPUS
Address	339 Edgemont Ln.	125 E. Kathleen Dr.
Sale Date	June 2011	November 2011
Days on Market	67	5
Sale/List Price	\$370,000/\$399,000	\$420,000/\$412,000
Year Built	1954	1961
Lot Size	10,450 sq. ft.	9,380 sq. ft.
Style	Brick Ranch, 8 rms., 3 bdms. 2 ba.; 2-car attached garage	Brick ranch, 10 rooms, 3 bdms.3 ba.; 2-car attached garage
Basement	Full; finished with rec. room and bath	Full; finished with 4th bdrm., bath and family room
Other	Master bath; deck;	Master bath; patio

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These houses sold under similar market conditions and except for the proximity of the 339 Edgemont Lane house to the Youth Campus, they have a similar location. The Edgemont Lane house has a slightly larger lot; however, it is a few years older than the house on Kathleen Drive, which somewhat offsets the lot size. The room count also is similar except that the Kathleen Drive house includes the basement rooms, and the Edgemont Lane house does not. The marketing time for the Kathleen Drive house was unusually short for this area under the market conditions at the sale date. Taking into consideration the additional bedroom and bathroom in the basement, there appears to be no discount to the Edgemont Lane house due to its proximity to the Youth Campus.

MATCHED PAIR NO. 2		
	ADJACENT TO YOUTH CAMPUS	NOT ADJACENT TO YOUTH CAMPUS
Address	314 Cuttriss St.	752 N. Elmore St.
Sale Date	August 2008	October 2009
Days on Market	71	105
Sale/List Price	\$855,000/\$1,049,000	\$745,000/\$798,000
Year Built	Older/renovated 2008	Older/Renovated 2005
Lot Size	11,450 sq. ft.	9,600 sq. ft.
Style	2-Story Tudor; 12 rms., 4 bdrms. 3 ba.; 3-car attached garage	2-Story Tudor; 10 rooms, 4 bdrms.3 ba.; 3-car attached garage
Basement	Full; finished with bath	Full; unfinished; outside entrance
Other	Master bath; deck	Master bath; adjacent to park

These houses sold under similar market conditions. The Elmore Street house is immediately adjacent to a public park in the same neighborhood as the Cuttriss Street house. The Cuttriss Street house has a larger lot and is somewhat larger than the Elmore Street house. Marketing times were similar. After analysis, there does not appear to be any discount to the Cuttriss Street house related to its proximity to the Youth Campus.

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MATCHED PAIR NO. 3

	ADJACENT TO YOUTH CAMPUS	NOT ADJACENT TO YOUTH CAMPUS
Address	322 Cultriss St.	528 N. Merrill Ave.
Sale Date	August 2007	November 2007
Days on Market	7	74
Sale/List Price	\$851,000/\$889,000	\$812,500/\$884,000
Year Built	1929/Typical modernization	1930/Typical modernization
Lot Size	11,450 sq. ft.	8,000 sq. ft.
Style	2-Story Colonial, 8 rms., 4 bdms. 2 ba.; 2-car attached garage	2-Story Tudor; 8 rooms, 4 bdms. 2 ba.; 2-car attached garage
Basement	Full; finished with bath	Full; finished
Other	Master bath; patio	Master bath; patio

These houses sold under similar market conditions, and except for the proximity of the Cultriss Street house to the Youth Campus, they have similar locations. The Cultriss Street house has a larger lot than the Merrill Avenue house. The marketing time for the Cultriss Street house was unusually short for this area under the market conditions even under the very strong market conditions at the sale date. After adjusting for the larger lot size, there does not appear to be any discount to the Cultriss Street house related to its proximity to the Youth Campus.

Based on this analysis, there does not appear to have been any negative impact on surrounding property values due to the proximity of a residential treatment facility.

“Before” and “After” Value Assessment

In order to provide some indication of the potential impact of the proposed recovery center on the value of proximate residential development, I have considered the value of the single-family house located at 41W608 West Foxtail Circle, which is located in the subdivision directly south of the subject property. The subdivision is separated from the subject by forest preserve district. It is likely that some of the buildings on the subject property are visible from the property, especially in the winter and especially from the second story. This house is a two-story, cedar-sided house constructed over a partial, finished basement. It was constructed in 1989, and has 11 rooms, of which five are bedrooms. The house has three full bathrooms, including a master bath. The house is situated on a 1.2-acre site. There is an in-ground swimming pool.

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The house is currently listed for sale at \$387,500. It originally was put on the market in August 2012 for \$397,600; the asking price was lowered in October. This house previously was listed for sale in the fall of 2006 for \$496,000. It was withdrawn from the market after 60 days, in November 2006. The current owners purchased the house in 2001 for \$320,000. Also for sale in this subdivision is two-story house at 41W625 Foxtail Circle across the street from the property being valued that has a recently remodeled kitchen and is listed for \$372,000. A two-story house at 41W629 Fox Bend Drive that was constructed in 2013 is listed at \$449,968.

I have considered the following recent sales of similar houses in the same general market area in developing an opinion of value for this property. Details of these sales are retained in my office files; a map depicting the location of sales is included in the addenda to this market study. Unless otherwise indicated, these houses all are cedar-sided, are situated on 1.0- to 1.25-acre lots, have well and septic systems, and have two-car attached garages. All are within School District 303. There have been no sales of five-bedroom houses in this market area in the last 2 years.

PROXIMATE SINGLE-FAMILY SALES

NO.	LOCATION	SALE PRICE	SALE DATE	DAYS ON MARKET	YR. BUILT	SIZE (RMS./BRS.)	DESCRIPTION
1	7N872 Cloverfield Cir. Uninc. St. Charles	\$325,000	4/12	25	1988	8/4	Partial basement, unfinished
2	41W663 Holly Ct. Uninc. St. Charles	\$350,000	12/12	108	1987	9/4	Full, finished basement In-ground pool
3	5N785 Castle Dr. St. Charles	\$380,000	1/12	218	1989	11/4	Full, finished basement Pond on site
4	5N181 Shady Oaks Ct. Campton Hills	\$247,000	11/12	202	1988	10/4	Aluminum siding Full, unfinished basement
5	42W494 Foxfield Dr. Uninc. St. Charles	\$251,000	4/12	50	1987	9/4	Aluminum siding Full, unfinished basement
6	5N436 Hanson Ridge Rd. Uninc. St. Charles	\$253,000	5/12	32	1989	8/4	Aluminum siding Full, unfinished basement
Subj.	41W608 W. Foxtail Cir. Uninc. St. Charles	\$387,500	Listing	142	1989	11/5	Partial basement, finished In-ground pool

Source: MRED

All of these sales occurred during the last 12 months; none were sold under financial duress. There were no higher-priced sales of houses of this age and style than the current list price of the Foxtail Circle property. There were no sales of five-bedroom houses during this period.

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The sales closest in proximity to the house at 41 W608 W. Foxtail Circle are Sales #1, #2, and #3. These develop a relatively narrow range in sale price of \$325,000 to \$380,000. Although Sale #2 is a smaller house, but it also has an in-ground swimming pool. Sale #3 is most similar in size to the Foxtail Circle property; however, it has an office on the first floor rather than the 5th bedroom "in-law" arrangement. The subject is superior to these sales due to the guaranteed open space by the Forest Preserve District in proximity to the subdivision.

Taking into consideration these recent sales of similar properties in the same general area as the house at 41 W608 West Foxtail Circle, and the current listing at \$372,000, the value of the house near the Glenwood School facilities as they exist is concluded to be \$355,000 to \$375,000. However, should the facilities remain vacant for an extended period, the uncertainty concerning the future development and/or any vandalism could potentially negatively impact the value of this property.

Were the Kiva Recovery Center to be approved, the house at 41 W608 West Foxtail Circle would have the same view of the facilities from either the yard or the second story. The house would be still be separated from the facility by forest preserve district, and the Kiva site would be fence enclosed. The benefits include the certainty of the use, the on-going maintenance, and the low density of the development. The listing broker reports no feed-back indicating that the proposed use has deterred potential purchasers; she believes that the "Stop Kiva" signs around the community are a larger problem than the proposed use. The range in value is concluded to be the same, \$355,000 to \$375,000.

Conclusions

I have considered the highest and best use of the site, including the alternative uses to which the site might be put, developed a matched pair analysis of the impact of a residential treatment facility on a more densely populated neighborhood, and finally analyzed the potential impact on value of the approval of the proposed facility on the surrounding residential properties.

Based on this analysis, the proposed development appears to be the highest and best use of the site, in terms of the zoning, the market demand for similar properties, and the likely redevelopment of the site. The trend of development and market supply and demand for single family residential uses in the area does not support redevelopment of the property with a subdivision.

The uncertainty created by a vacant facility, and long-term potential maintenance problems appear to be a bigger threat to property values in the area than the proposed facility under the annexation and rezoning agreement reviewed. The financial impact of the proposed facility are beneficial to the property tax base, and to the taxing bodies under the annexation and rezoning agreement reviewed. There are likely to be

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well-paying jobs created by the facility which will positively impact demand in the housing market. Renovations to the existing residential units will also create jobs in the community. Finally, the proposed operation of the facilities as they exist are not invasive into the surrounding community, with lights, traffic, and noise comparable or below that expected by alternative users of the facility.

Therefore, it is my opinion that the annexation and the approval of a special use for the Kiva Recovery Center will not have measurable negative impact on either the character or the property values of the adjoining residential uses. Specifically:

- The proposed use provides certainty, including on-going quality maintenance as opposed to vacant neglected property;
- There is likely to be limited demand for the facilities for an alternative use;
- There is no better use to which the facilities could be put that would enhance the value of the surrounding property;
- The facilities are separated by forest preserve district from most adjoining property owners, and there are significant distances between the facilities and residential dwellings;
- There are financial benefits to the taxing bodies by a for-profit facility versus an not-for-profit use;
- The facility will create good-paying jobs in the area which will benefit market demand;
- Controls are in place to limit the type of patients to be accepted, and the client population will be highly controlled and carefully monitored;
- There is limited, and controlled access into the facility;
- An analysis of the impact of the Park Ridge Youth Campus on the value of single family residences immediately adjacent using a matched pair analysis indicated that it did not have a measurable impact on surrounding property values;
- An analysis of the value of a single-family house in a subdivision south of the proposed treatment center indicated that the value is the same with and without the approval of the proposed facility.

These conclusions are based on the following assumptions:

- The facilities will be well maintained and managed;
- Significant numbers of police/fire/ambulance calls would result in arrangements for "silent" responses; and
- The stipulations and limiting conditions contained in the draft annexation agreement reviewed dated December 13, 2012.


This report is based on market conditions existing as of December 18, 2012.

Ms. Patsy Smith, Village President
Proposed Kiva Recovery Center
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This market impact study has been prepared specifically for the use of the Village of Campton Hills in evaluating an application for annexation and for special use of the Kiva Recovery Center into the Village of Campton Hills. Any other use or user of this report is considered to be unintended.

Respectfully submitted,

MaRous & Company



Michael S. MaRous, MAI, CRE
Illinois Certified General - #553.000141 (9/13 expiration)

CERTIFICATE OF REPORT

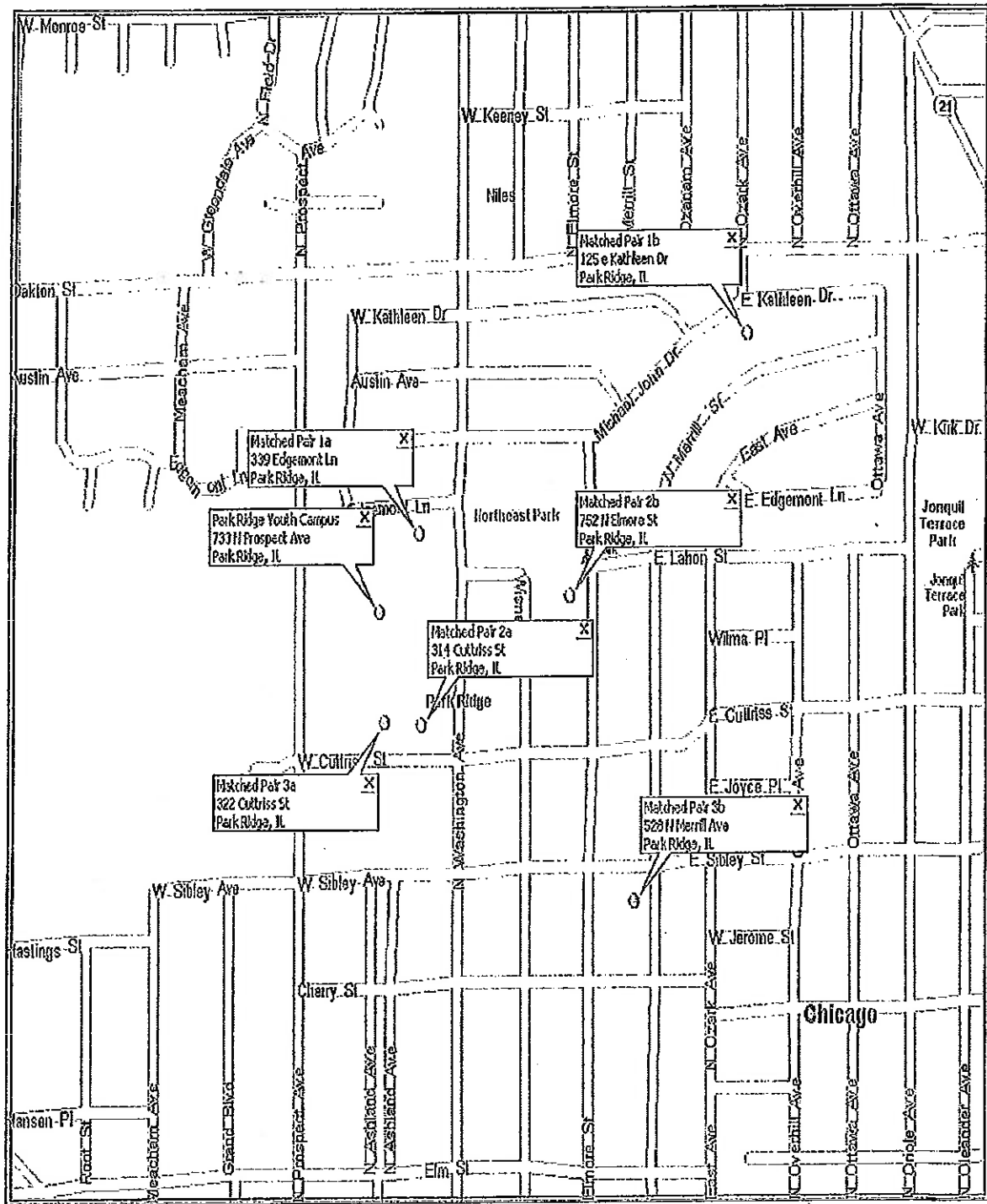
I do hereby certify that:

1. I am qualified on the basis of training and experience to perform consulting assignments for the type of property here appraised; copies of our qualifications are included with this report;
2. I have no present or contemplated future interest in the property analyzed, and neither the employment to make the appraisal nor the compensation for it is contingent upon a determination of a specific value for the property;
3. I have no personal interest in or bias with respect to the subject matter of this consulting assignment or with respect to the parties involved;
4. I have personally inspected the proposed site and surrounding area; to the best of our knowledge and belief, all statements and information in this consulting report are true and correct, and I have not knowingly withheld any significant information;
6. Reported analysis, opinions, and conclusions are limited only by the assumptions and limiting conditions delineated previously;
7. Reported analysis, opinions, and conclusions are personal, unbiased, and professional;
8. This consulting report is subject to Appraisal Institute requirements concerning review by an authorized representative;
9. The consultation has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation;
10. All conclusions and opinions were prepared by the appraiser whose signature appears on the report; no change of any item in this report is to be made by anyone other than the appraiser, and the appraiser has no responsibility for any such unauthorized change;
11. Anita Rifkind provided real property appraisal assistance to the person signing this certification; and
12. The Appraisal Institute conducts a voluntary program of continuing education for its designated members; as of the date of this summary appraisal report, Michael S. MaRous has met the minimum requirements of this program.

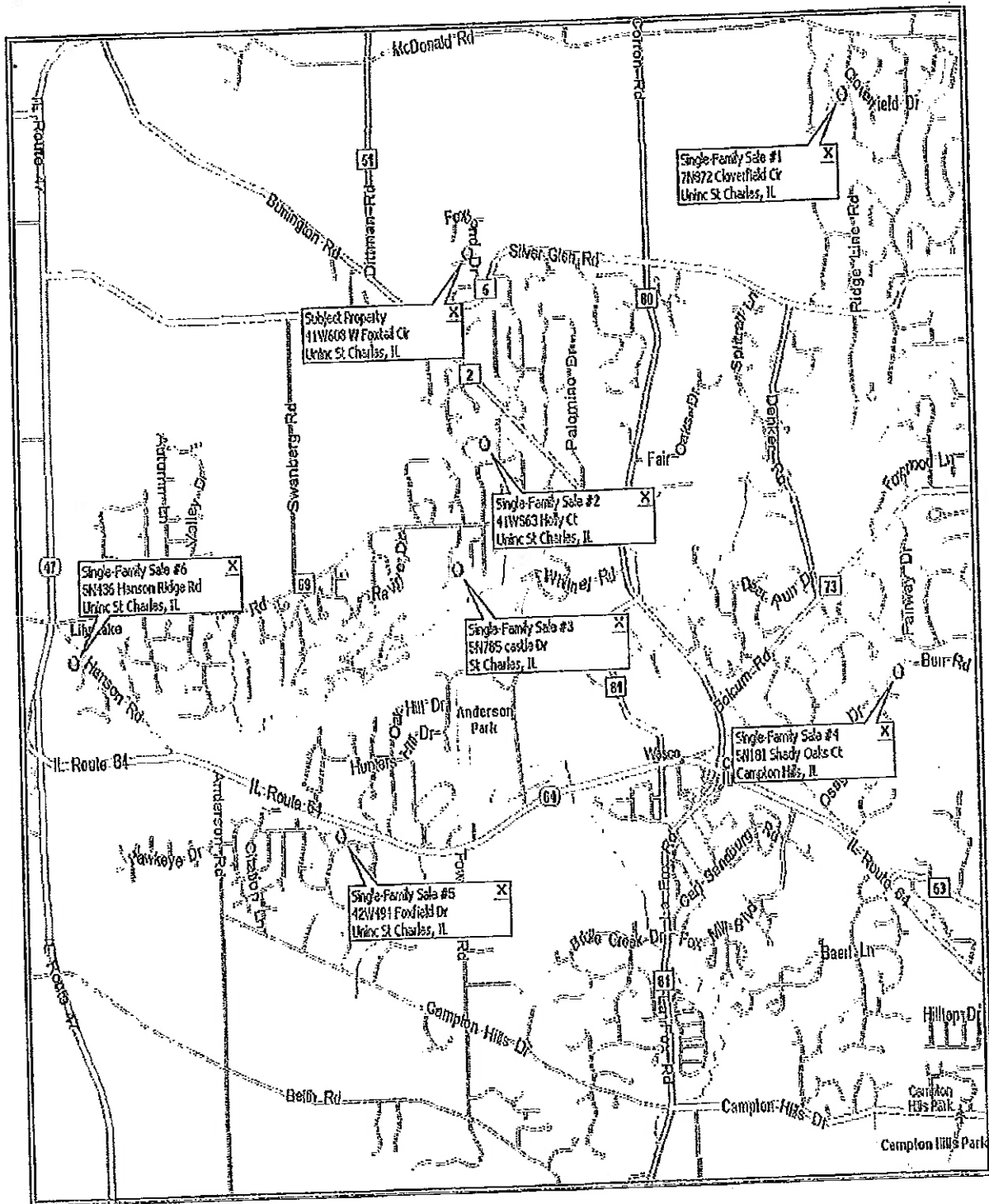
MaRous & Company


Michael S. MaRous, MAI, CRE
Illinois Certified General - #553.000141 (9/13 expiration)

ADDENDA

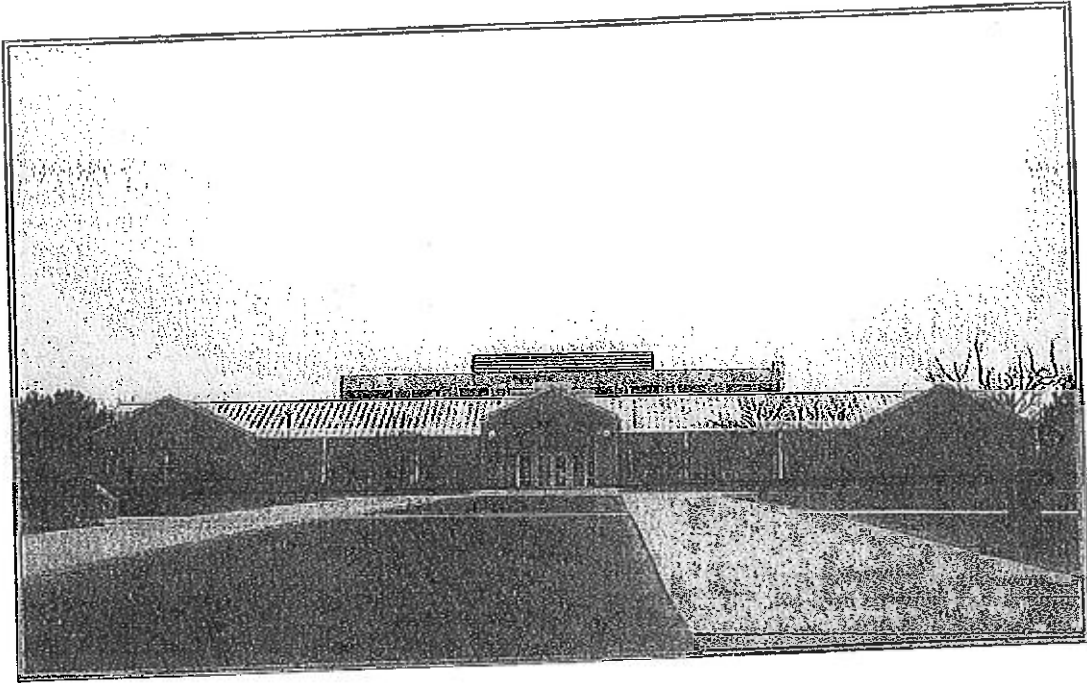


MATCHED PAIRS LOCATION MAP

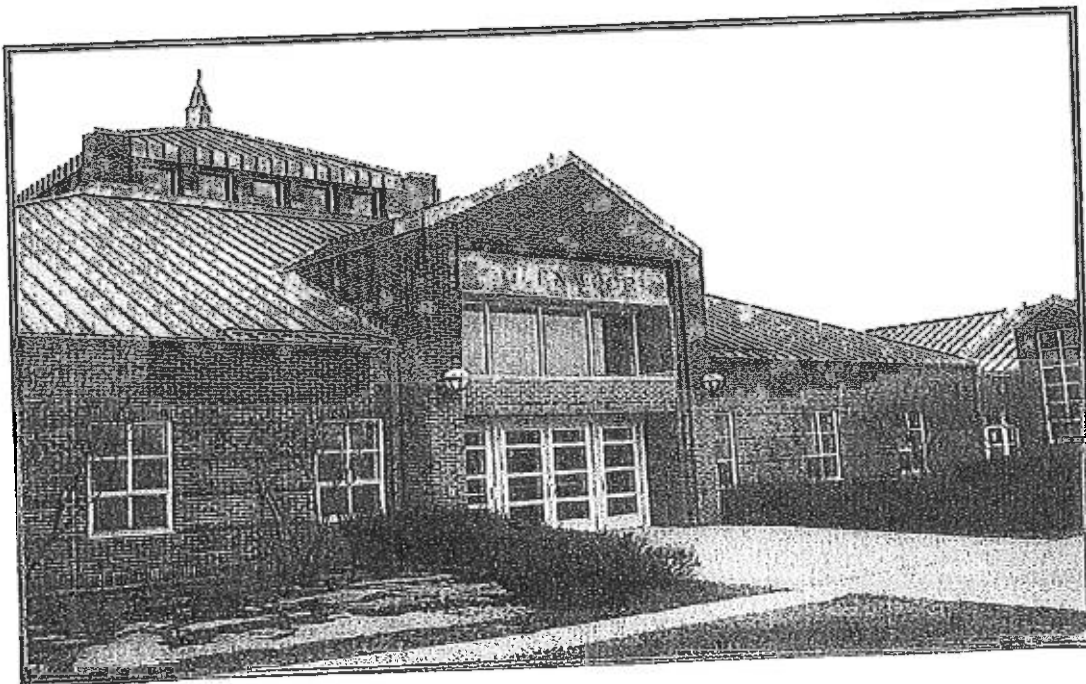


SINGLE-FAMILY SALES LOCATION MAP

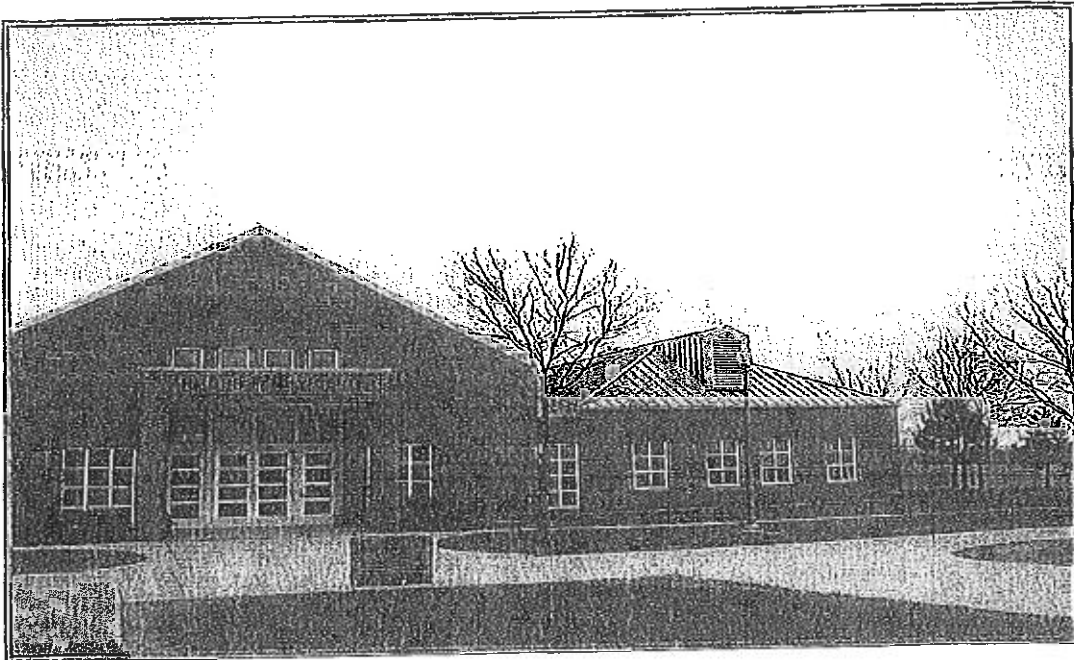
PHOTOGRAPHS OF SUBJECT PROPERTY



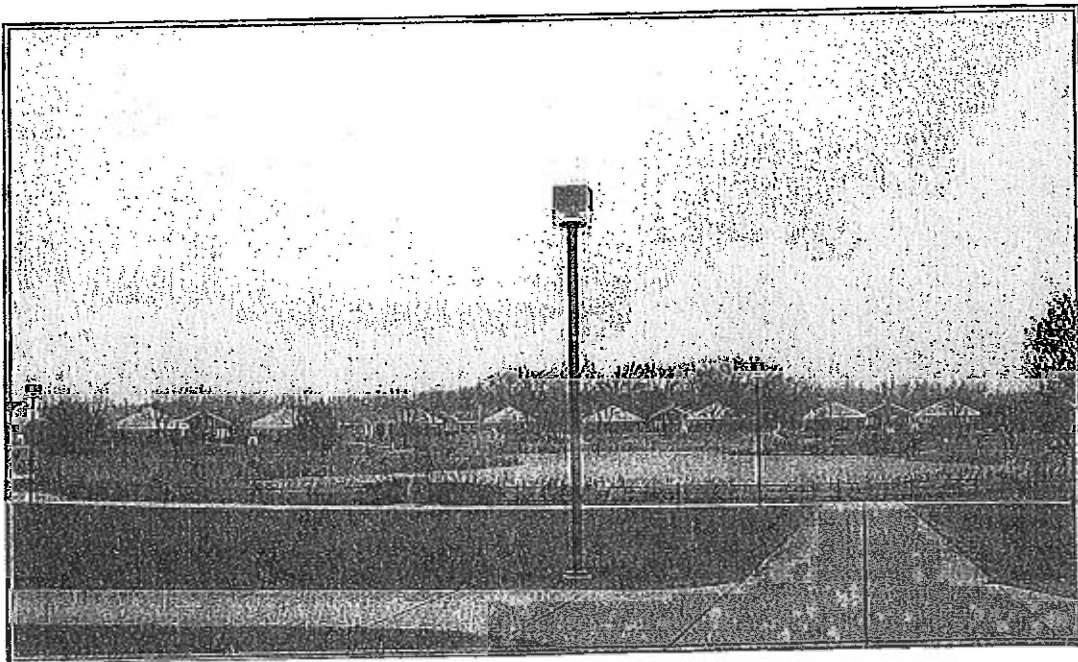
PHYSICAL EDUCATION BUILDING



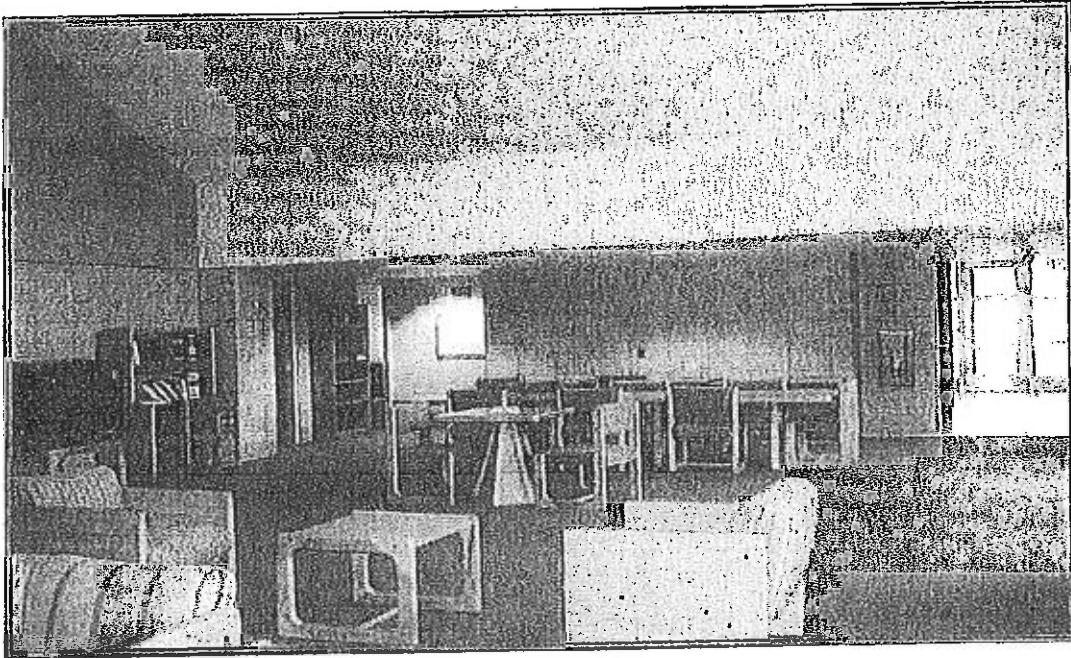
LEARNING CENTER



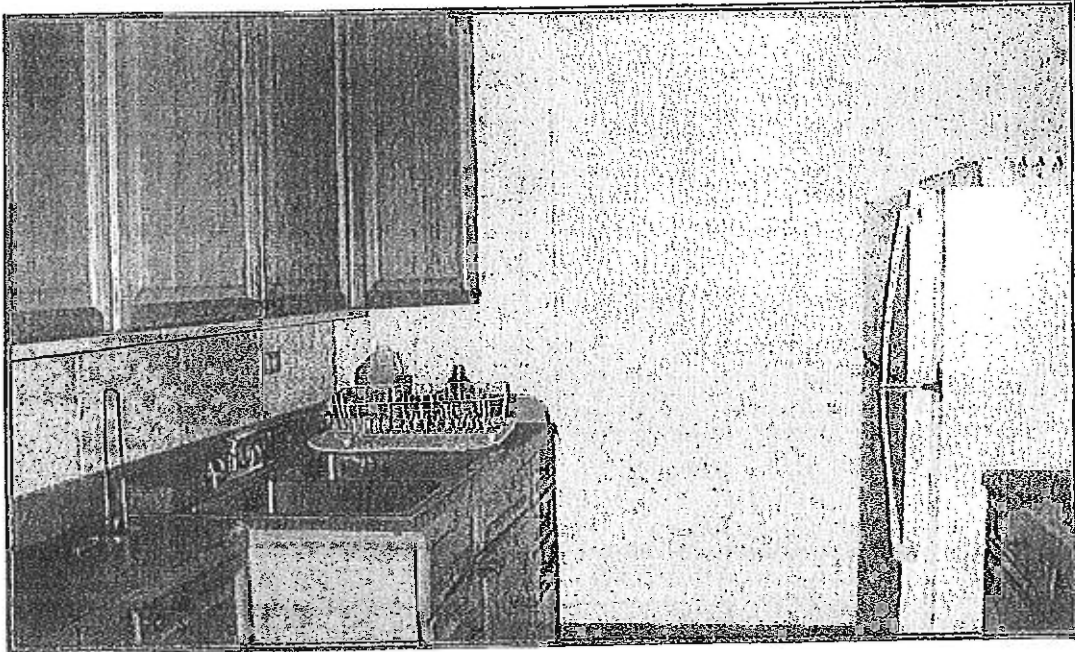
ADMINISTRATION BUILDING (CAFETERIA)



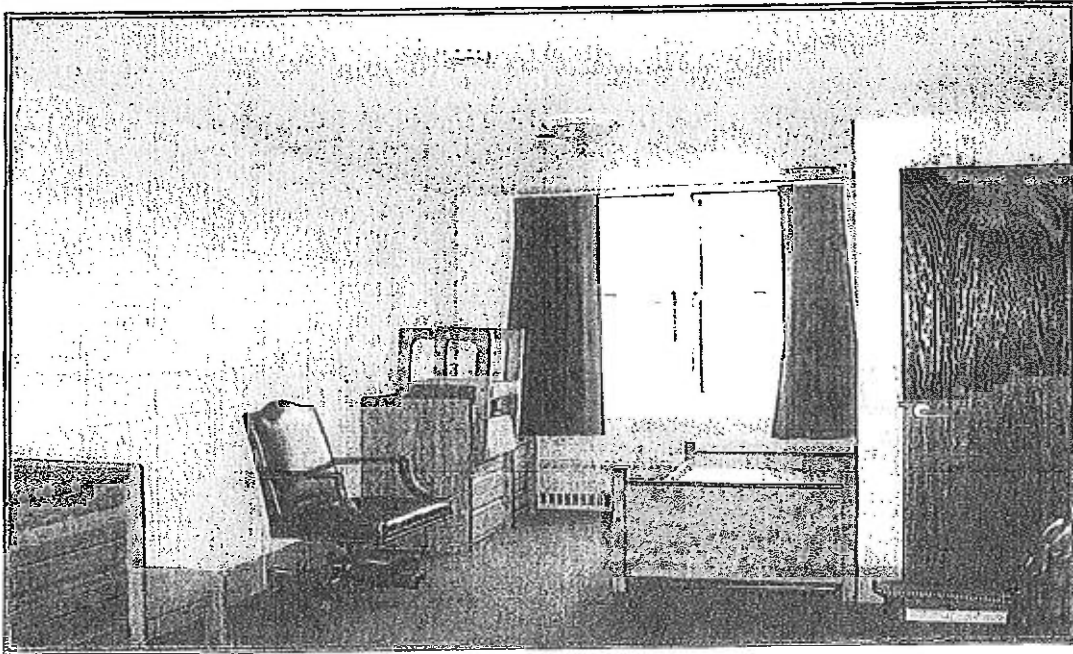
RESIDENTIAL BUILDINGS AROUND LAKE



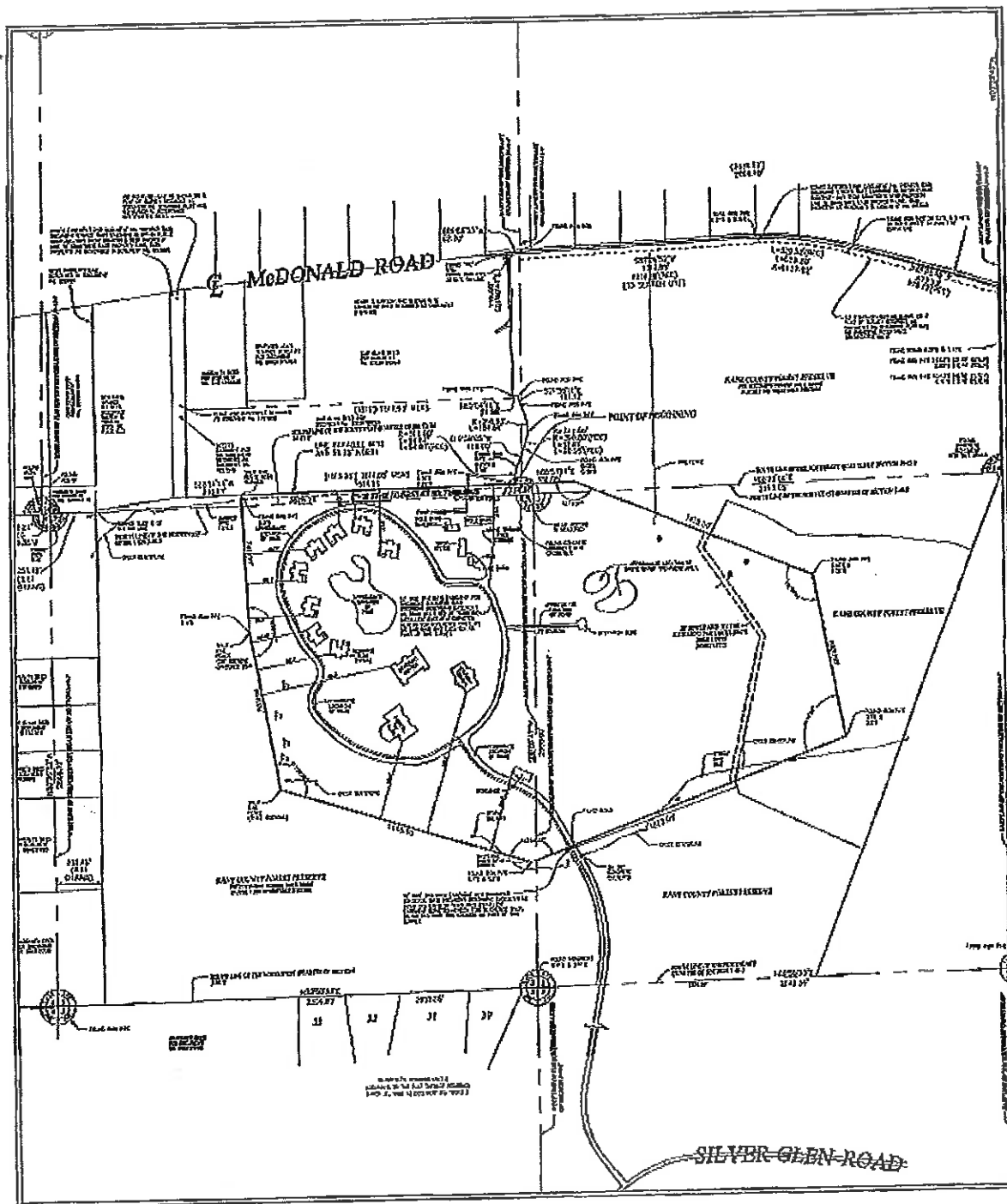
COMMON AREA IN TYPICAL RESIDENTIAL BUILDING



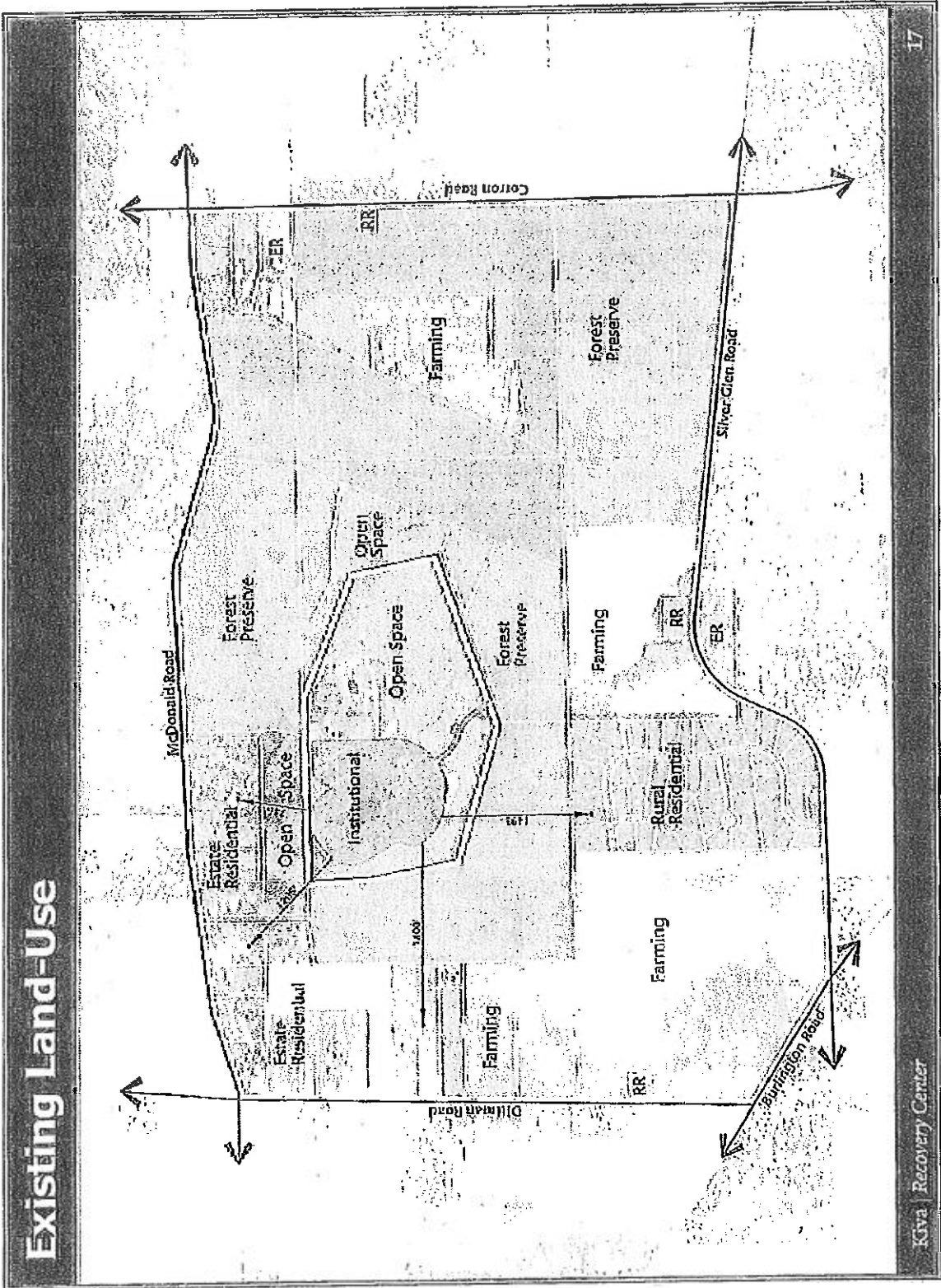
KITCHEN FINISH IN TYPICAL RESIDENTIAL BUILDING



EXISTING BEDROOM IN TYPICAL RESIDENTIAL BUILDING



PLAT OF SURVEY (Excerpt)



Existing Land-Use

Kiva Recovery Center

EXISTING LAND USE (Kiva Recovery Center Power Point)

MICHAEL S. MAROUS

STATEMENT OF QUALIFICATIONS

Michael S. MaRous, MAI, CRE, is president and owner of MaRous and Company. He has appraised more than \$10 billion worth of primarily investment-grade real estate in more than 25 states. In addition to providing documented appraisals, he has served as an expert witness in litigation proceedings for many law firms; financial institutions; corporations; builders and developers; architects; local, state, county, and federal governments and agencies; and school districts in the Chicago metropolitan area. His experience in partial interest, condemnation, damage impact, easement (including aerial and subsurface), marital dissolutions, bankruptcy proceedings, and other valuation issues is extensive. He has provided highest and best use, marketability, and feasibility studies for a variety of properties. Many of the largest redevelopment areas and public projects, including Interstate 355, the O'Hare International Airport expansion, the Midway Airport expansion, and the McCormick Place expansion, are part of Mr. MaRous' experience. Also, he purchases and develops real estate for his own account.

APPRAISAL AND CONSULTATION EXPERIENCE

<p>Business Parks Distribution Centers</p>	<p>Industrial Properties Manufacturing Facilities Research Facilities</p>	<p>Self-storage Facilities Warehouses</p>
<p>Auto Sales/Service Facilities Banquet Halls Big Box Stores</p>	<p>Commercial Properties Gasoline Stations Hotels and Motels Office Buildings</p>	<p>Restaurants Shopping Centers Theaters</p>
<p>Bowling Alleys Cemeteries Farms Golf Courses</p>	<p>Special-Purpose Properties Lumber Yards Nurseries Riverboat Gambling Facilities Schools Stadium Expansion Issues</p>	<p>Tank Farms Underground Gas Aquifers Utility Corridors Waste Transfer Facilities</p>
<p>Apartment Complexes Condominium Conversions</p>	<p>Residential Properties Condominium Developments Single-family Residences</p>	<p>Subdivision Developments Townhouse Developments</p>
<p>Agricultural Alleys Commercial</p>	<p>Vacant Land Easements Industrial Residential</p>	<p>Right of Ways Streets Vacations</p>
<p>Corporations Financial Institutions</p>	<p>Clients Law Firms Not-for-profit Associations</p>	<p>Private Parties Public Entities</p>

EDUCATION

B.S., Urban Land Economics, University of Illinois, Urbana-Champaign
Continuing education seminars and programs through the Appraisal Institute
and the American Society of Real Estate Counselors and real estate brokerage classes

PUBLIC SERVICE

Mayor, City of Park Ridge, Illinois (2003-2005)
Alderman, City of Park Ridge, including Liaison to the Zoning Board of Appeals and Planning and Zoning and
Chairman of the Finance and Public Safety Committees (1997-2005)

PROFESSIONAL AFFILIATIONS AND LICENSES

Appraisal Institute, MAI designation, Number 6159
American Society of Real Estate Counselors, CRE designation
Illinois Certified General Real Estate Appraiser, License Number 553.000141 (9/13)
Licensed Real Estate Broker (Illinois)

PROFESSIONAL ACTIVITIES

Mr. MaRous is past president of the Chicago Chapter of the Appraisal Institute. He is former chair and vice chair of the National Publications Committee and has sat on the board of *The Appraisal Journal*. In addition, he has served on and/or chaired more than fifteen other committees of the Appraisal Institute, the Society of Real Estate Appraisers, and the American Institute of Real Estate Appraisers.

Mr. MaRous served as chair of the Midwest Chapter of the American Society of Real Estate Counselors in 2006 and 2007. He has sat on the Chicago Chapter Board of Directors, the Editorial Board of *Real Estate Issues*, and on various other committees.

Mr. MaRous also is past president of the Illinois Coalition of Appraisal Professionals. He has sat on the board of directors, has held office, and has served on numerous committees of many other professional associations, including the National Association of Security Dealers, the International Research Council, the Chicago Real Estate Board, the Northwest Suburban Real Estate Board, the National Association of Real Estate Boards, and the Northern Illinois Commercial Association of Realtors.

PUBLICATIONS AND PROFESSIONAL RECOGNITION

Mr. MaRous has spoken at more than 20 programs and seminars related to real estate appraisal and valuation.

Author

- "Low-income Housing in Our Backyards," *The Appraisal Journal*, January 1996
- "The Appraisal Institute Moves Forward," *Illinois Real Estate Magazine*, December 1993
- "Chicago Chapter, Appraisal Institute," *Northern Illinois Real Estate Magazine*, February 1993
- "Independent Appraisals Can Help Protect Your Financial Base," *Illinois School Board Journal*, November-December 1990
- "What Real Estate Appraisals Can Do For School Districts," *School Business Affairs*, October 1990

Awards

- Chicago Chapter of the Appraisal Institute - F. Gregory Opelka Award, 2002
- Appraisal Institute - George L. Schmutz Memorial Award, 2001
- Chicago Chapter of the Appraisal Institute - Heritage Award, 2000
- Chicago Chapter of the Appraisal Institute - Herman O. Walther, 1987 (Distinguished Chapter Member)

Reviewer or Citation in the Following Books

- Appraisal of Real Estate*, Twelfth Edition, 2001
- Appraisal of Real Estate*, Thirteenth Edition, 2008
- Subdivision Valuation*, 2008
- Real Estate Damages*, 2008
- Valuation of Apartment Properties*, 2007
- Valuation of Billboards*, 2006
- Appraising Industrial Properties*, 2005
- Valuation of Market Studies for Affordable Housing*, 2005
- Valuing Undivided Interest in Real Property: Partnerships and Cotenancies*, 2004
- Analysis and Valuation of Golf Courses and Country Clubs*, 2003
- Dictionary of Real Estate Appraisal*, Fourth Edition, 2002
- Valuing Contaminated Properties: An Appraisal Institute Anthology*, 2002
- Hotels and Motels: Valuation and Market Studies*, 2001
- Land Valuation: Adjustment Procedures and Assignments*, 2001
- Appraisal of Rural Property*, Second Edition, 2000
- Capitalization Theory and Techniques, Study Guide*, Second Edition, 2000
- Guide to Appraisal Valuation Modeling Land*, 2000
- Appraising Residential Properties*, Third Edition, 1999
- Business of Show Business: The Valuation of Movie Theaters*, 1999
- GIS in Real Estate: Integrating, Analyzing and Presenting Locational Information*, 1998
- Market Analysis for Valuation Appraisals*, 1995

REPRESENTATIVE WORK OF MICHAEL S. MAROUS

Headquarters/Corporate Office Facilities in Illinois

Fortune 500 corporation facility, 200,000 sq. ft., Libertyville
Corporate headquarters, 300,000 sq. ft. and 500,000 sq. ft., Chicago
Fortune 500 corporation facility, 450,000 sq. ft., Northfield
Major airline headquarters, 1,100,000 million sq. ft. on 47 acres, Blk Grove Village
Former communications facility, 1,400,000 million sq. ft. on 62 acres, Skokie and Niles
Corporate Headquarters, 1,500,000+ sq. ft., Lake County
Former Sears Headquarters Redevelopment Project, Chicago

Office Buildings in Chicago

401 South LaSalle Street, 140,000 sq. ft.
134 North LaSalle Street, 260,000 sq. ft.
333 North Michigan Avenue, 260,000 sq. ft.
171 West Randolph Street, 360,000 sq. ft.
20 West Kinzie Street, 405,000 sq. ft.
55 East Washington Street, 500,000 sq. ft.
10 South LaSalle Street, 870,000 sq. ft.
222 West Adams, 1,000,000 sq. ft.
175 West Jackson Boulevard, 1,450,000 sq. ft.
227 West Monroe, 1,800,000 sq. ft.
10 South Dearborn Street, 1,900,000 sq. ft.

Hotels in Chicago

10 E. Grand Avenue (Hilton Garden Inn)
106 East Superior Street (Peninsula Hotel)
140 East Walton Place (The Drake Hotel)
676 North Michigan Avenue (Omni Chicago Hotel)
One West Wacker Drive (Renaissance Chicago Hotel)
320 North Dearborn Street (Westin Chicago River North)
505 North Michigan Avenue (Hotel InterContinental)

Large Industrial Properties in Illinois

Large industrial complexes, 400,000 sq. ft., 87th Street and Greenwood Avenue, Chicago
Distribution warehouse, 580,000 sq. ft. on 62 acres, Champaign
Publishing house, 700,000 sq. ft. on 195 acres, U.S. Route 45, Mattoon
AM Chicago International, 700,000± sq. ft. on 41 acres, 1800 West Central, Mt. Prospect
Nestlé distribution center, 860,000 sq. ft. on 153 acres, DeKalb
Fortune 500 company distribution center, 1,000,000 sq. ft., Blk Grove Village
U.S. Government Services Administration distribution facility, 1,000,000 sq. ft., 76th Street and Kostner Avenue, Chicago
Self-storage facilities, various Chicago metropolitan locations

Vacant Land in Illinois

15 acres, office, Northbrook	450 acres, residential, Wauconda
20 acres, residential, Glenview	475± acres, various uses, Lake County
25 acres, Hinsdale	650 acres, Hawthorne Woods
55 acres, mixed-use, Darien	650 acres, Waukegan/Libertyville
75 acres, I-88 at I-355, Downers Grove	800 acres, Woodridge
100± acres, various uses, Lake County	900 acres, Matteson
140 acres, Flossmoor	1,000± acres, Batavia area
142 acres, residential, Lake County	2,000± acres, Northern Lake County
160 acres, residential, Cary	5,000 acres, southwest suburban Chicago area
200 acres, mixed-use, Bartlett	Landfill expansion, Lake County
250 acres, Island Lake	

Business and Industrial Parks

Chevy Chase Business Park, 30 acres, Buffalo Grove
Carol Point Business Center, 300-acre industrial park, Carol Stream, \$125,000,000+ project
Internationale Centre, approximately 1,000 acre-multiuse business park, Woodridge

Retail Facilities

10 Community shopping centers, various Chicago, Metropolitan locations
Big-box uses, various Chicago metropolitan locations
Gasoline Stations, various Chicago metropolitan locations
More than 30 single-tenant retail facilities larger than 80,000 sq. ft., various Chicago metropolitan locations

Residential Projects

Federal Square townhouse development project, 118 units, \$15,000,000+ sq. ft. project, Dearborn Place, Chicago
Marketability and feasibility study, 219 East Lake Shore Drive, Chicago
Riverview II, Chicago, Old Town East and West, Chicago, Museum Park Lofts II, Museum Park Tower 4, University Commons, Two River Place, River Place on the Park, Chicago

Market Studies

Impact of land fill on adjacent property values
Impact of low-income housing on adjacent residential property values
Impact of proposed quarry expansion on neighboring properties
Impact of commercial and parking uses on adjacent residential property values
Impact of significant zoning changes on residential property values
Sanitary sewer value impact study
Waste transfer facility impact study

Properties in Other States

330,000 sq. ft., Newport Beach, California
Former government depot/warehouse and distribution center, 2,500,000 sq. ft. on 100+ acres, Ohio
Shopping Center, St. Louis, Missouri
Office Building, Clayton, Missouri
Condominium Development, New York, New York

Airport Related Properties

Mr. MaRous has done valuations on more than 100 parcels in and around O'Hare International Airport, Chicago Midway Airport, Palwaukee Municipal Airport, Chicago Aurora Airport, DuPage Airport, and Lambert-St. Louis International Airport

REPRESENTATIVE CLIENT LISTING OF MICHAEL S. MAROUS

Law Firms

Aldo, Botti & DeLongis, Ltd.	Graft & Jordan	Rathje & Woodward, LLC
Alschuler, Simantz & Hem, LLC	Greenberg Traurig, LLP	Raysa & Zimmermann, LLC
Arnstein & Lehn, LLP	Helm & Wagner	Righeimer, Martin & Cincinno, PC
Steven B. Bashaw, PC	Hinshaw & Culbertson, LLP	Mary Riordan Ltd.
Berger, Newmark & Fenchel PC	Holland & Knight, LLP	Robbins, Salomon & Patt, Ltd.
Berger Schatz	Jenner & Block, LLP	Rosenfeld Hafton Shapiro & Farmer
Carmody MacDonald PC	Donald L. Johnson	Rosenthal, Murphey, Coblenz & Donahue
Crane, Heyman, Simon, Welch & Clar	Kinnally, Flaherty, Krenitz & Loran PC	Rubin & Norris, LLC
Daley & George, Ltd.	Kirkland & Ellis, LLP	Ryan and Ryan
DLA Piper	Klein, Thorpe & Jenkins, Ltd.	Reed Smith LLP
Drinker, Biddle & Reath, LLP	Locke Lord, LLP	Sarnoff & Baccash
Figliulo & Silverman, PC	McDermott, Will & Emery, LLP	Scariano, Himes & Petrarca, Chtd.
Foley & Lardner, LLP	Mayer Brown, LLP	Schiff Hardin LLP
Foran, O'Toole & Burke, LLC	McGuire Woods, LLP	Schiller, DuCanto & Fleck LLP
Franczek Radelet PC	Michael Best & Friedrich LLP	Schiroff, Lueikehans & Garner, P.C.
Freeborn & Peters, LLP	Miller & Sweeney, CO	Schuyler, Roche & Crisham, P.C.
Goldberg Kohn Ltd.	Morrison & Morrison Ltd.	Sidley Austin, LLP
Gould & Ratner, LLP	Bryan E. Mraz & Associates	Sonnenschien, Nath & Rosenthal, LLP
	Neal, Gerber & Eisenberg, LLP	Storino, Ramello & Durkin
	Neal & Leroy, LLC	Thomas M. Tully & Associates
	O'Donnell Law Firm Ltd.	Thompson Coburn, LP
	O'Halloran, Kosoff, Geitner & Cook, PC	Tuttle, Vedral & Collins, P.C.
	Owens, Owens & Rinn, Ltd.	Vedder Price P.C.
	Prendergast & Del Principe	Wildman, Harrold, Allen & Dixon LLP
		Winston & Strawn LLP
		Worsek & Vihon LLP

Financial Institutions

AmericaUnited Bank and Trust	First Midwest Bank	MB Financial Bank
Charter One	First Northwest Bank	Midwest Bank & Trust Company
Citibank	Glenview State Bank	Northern Trust Bank
Cole Taylor Bank	Harris Bank	Northview Bank & Trust
Covest Banc	Itasca Bank and Trust	Private Bank & Trust Co.
First Bank of Highland Park	Lake Forest Bank & Trust	State Financial Bank
		Winfield Community Bank
		Wintrust Bank Group

Corporations

Advocate Health Care System	Christopher B. Burke Engineering, Ltd.	Enterprise Development Corporation
American Stores Company	Cambridge Homes	Enterprise Leasing Company
Archdiocese of Chicago	Canadian National Railroad	Exxon Mobil Corporation
Arthur J. Rogers and Company	Capital Realty Services, Inc.	Hamilton Partners
BP Amoco Oil Company	Chicago Cubs	Hewitt Associates LLC
	Children's Memorial Hospital	Hollister Corporation
	Chrysler Realty Corporation	Imperial Realty Company
	Citgo Petroleum Corporation	Edward R. James Partners, LLC
	CorLands	Kenard Corporation

Corporations (continued)

Kimco Realty Corporation
Kinder Morgan, Inc.
Kmart Corporation
Lakewood Homes
Loyola University Health System
Marathon Oil Corporation
Meijer, Inc.
Mesirov Stein Real Estate, Inc.

The Prime Group Realty Trust
Public Storage Corporation
RRBEF Corporation

Shell Oil Company
Stewart Warner Corporation
Union Pacific Railroad Company
United Airlines, Inc.
United of America Insurance Company

Public Entities

Illinois Local Governments and Agencies

Village of Arlington Heights
Village of Barrington
Village of Bartlett
Village of Bellwood
Village of Brookfield
Village of Burr Ridge
Village of Cary
City of Chicago
Village of Deer Park
City of Des Plaines
Des Plaines Park District
Downers Grove Park District
City of Elgin
Blk Grove Village
City of Elmhurst
Village of Elmwood Park
City of Evanston
Village of Forest Park
Village of Franklin Park
Village of Glenview
Glenview Park District

Village of Harwood Heights
City of Highland Park
Village of Hinsdale
Village of Inverness
Village of Kildeer
Village of Lake Zurich
Leyden Township
Village of Lincolnshire
Village of Lincolnwood
Village of Morton Grove
Village of Mount Prospect
Village of North Aurora
Village of Northbrook
City of North Chicago
Village of Northfield
Northfield Township
Village of Oak Brook
Village of Orland Park
City of Palos Hills
City of Prospect Heights

City of Rolling Meadows
Village of Rosemont
City of St. Charles
Village of Schaumburg
Village of Schiller Park
Village of Skokie
Village of South Barrington
Village of Streamwood
Water Metropolitan Water Reclamation
District of Greater Chicago
City of Waukegan
Village of Wheeling
Village of Wilmette
Village of Willowbrook
Village of Winnetka
Village of Woodridge

County Governments and Agencies

Boone County State's Attorney's Office
Forest Preserve of Cook County
Cook County State's Attorney's Office
DuPage County Board of Review

Forest Preserve District of DuPage
County
Kane County
Kendall County Board of Review

Lake County
Lake County Forest Preserve District
Lake County State's Attorney's Office

State and Federal Government Agencies

Federal Deposit Insurance Corporation
U.S. General Services Administration

Illinois Housing Development Authority
Illinois State Toll Highway Authority

Internal Revenue Service
The U.S. Postal Service

Schools

Argo Community High School
District No. 217
Arlington Heights District No. 25
Township High School District No.
214, Arlington Heights
Barrington Community Unit District
No. 220
Chicago Board of Education
Chicago Ridge District No. 127½
College of Lake County
Community Consolidated School
District No. 146

Consolidated High School
District No. 230
Darien District No. 61
DePaul University
Elmhurst Community Unit School
District No. 205
Indian Springs School District No. 109
LaGrange School District No. 105
Loyola University
Lyons Township High School District
No. 204
Maine Township High School District
No. 207

Morton College
Niles Elementary District No. 71
North Shore District No. 112, Highland
Park
Northwestern University
Rosalind Franklin University
Roselle School District No. 12
Schaumburg Community Consolidated
District No. 54
University of Illinois
Wheeling Community Consolidated
District No. 21
Wilmette District No. 39

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