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REAL ESTATE APPRAISERS

1075 WEST MAIN STREET
P.O. BOX NO. 675
DECATUR, ILLINOIS 62525-0675

January 5, 2005

Bill & Pat Owen
#8 Edgewood Court
Decatur, Illinois 62522

Re: Real Estate Appraisal
Franklin Mall
304 South Franklin Street
Decatur, Illinois

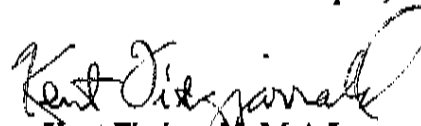
In accordance with your request, I have made a personal inspection of the above property for the purpose of forming an opinion of market value, in fee simple, as of December 23, 2004.

The attached report gives the details and analysis of the data used in the estimate. As shown, the opinion of value of the above property is:

Six Hundred Fifty Thousand Dollars

(\$650,000)

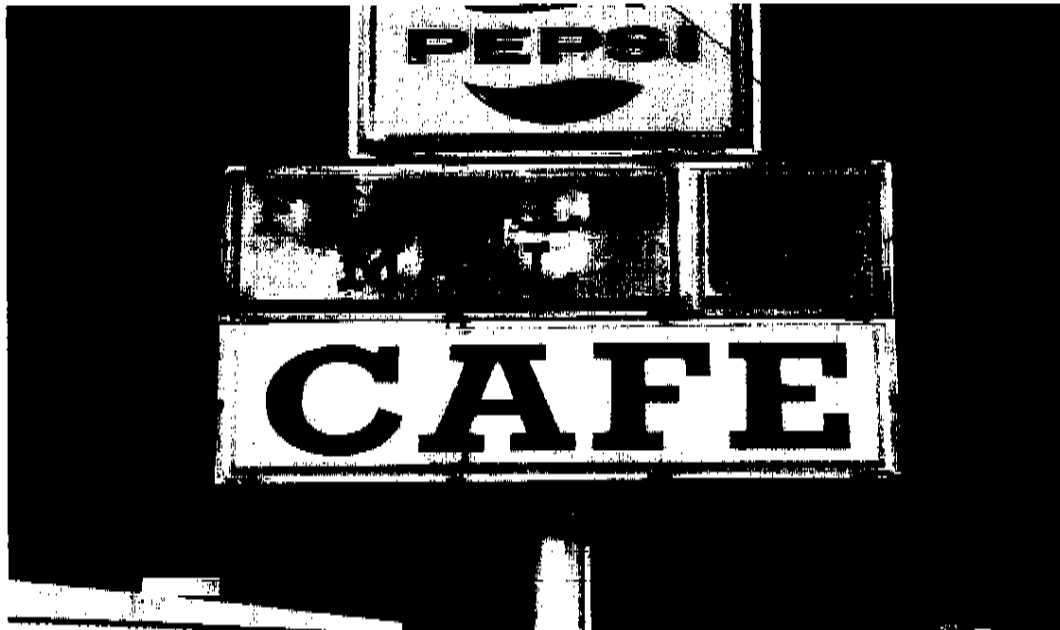
Note that the value is for the real estate and does not include antiques, stained glass windows, or kitchen equipment.


Kent Fitzjarrald, M.A.I.

KF/sp

APPRAISAL

**FRANKLIN MALL
304 SOUTH FRANKLIN STREET
DECATUR, ILLINOIS**



DECEMBER 23, 2004

**FITZJARRALD & ASSOCIATES
1075 WEST MAIN STREET
P.O. BOX 675
DECATUR, ILLINOIS 62525-0675**

TABLE OF CONTENT

| | Page |
|--|-------------|
| Identification of Property | 1 |
| Scope of Appraisal..... | 1 |
| Competency Provision..... | 1 |
| Sales History..... | 1 |
| Definition of Market Value..... | 1 |
| Plat | 2 |
| Assessed Valuation and Taxes..... | 3 |
| Zoning..... | 3 |
| City Data..... | 3 |
| Zoning Map..... | 4 |
| Central Business District..... | 5 |
| Description of Neighborhood..... | 6 |
| Description of Land..... | 6 |
| Description of Improvements | 6 |
| Flood Map | 7 |
| Site Plan | 8 |
| Highest and Best Use and Exposure Time..... | 19 |
| Appraisal Approaches to Value..... | 19 |
| Value – Land | 20 |
| Cost Approach | 22 |
| Sales Comparison Approach | 22 |
| Comparable Location Map..... | 28 |
| Income Approach | 30 |
| Capitalization Process | 32 |
| Reconciliation and Final Value Estimate | 33 |
| Contingent and Limiting Conditions | 34 |
| Restriction upon Disclosure and use..... | 34 |
| Certification | 35 |
| Qualifications of Kent Fitzjarrald..... | 36 |

**304 S FRANKLIN ST
DECATUR, ILLINOIS**

IDENTIFICATION OF PROPERTY

This property is known as the Franklin Mall and is situated at 304 South Franklin Street, Decatur, Illinois.

The legal description is:

Lots 1-6, the West 35.5' of Lot 7, and all of Lot 10 in Block 8 South Addition, as per plat recorded in Book G Page 553 of the records in the Recorder's Office of Macon County, Illinois.

Note: A title search and survey would be necessary for exact legal description, site dimensions, and location of any easements.

SCOPE OF APPRAISAL

The scope of this appraisal is to form an opinion of market value of the described property, in fee simple, as of December 23, 2004. The intent is for this to be a complete appraisal-summary appraisal report.

COMPETENCY PROVISION

I have 28 years of appraisal experience in multiple family, commercial, industrial, agricultural, and special purpose property appraisals in central Illinois. This assignment is within the realm of my experience.

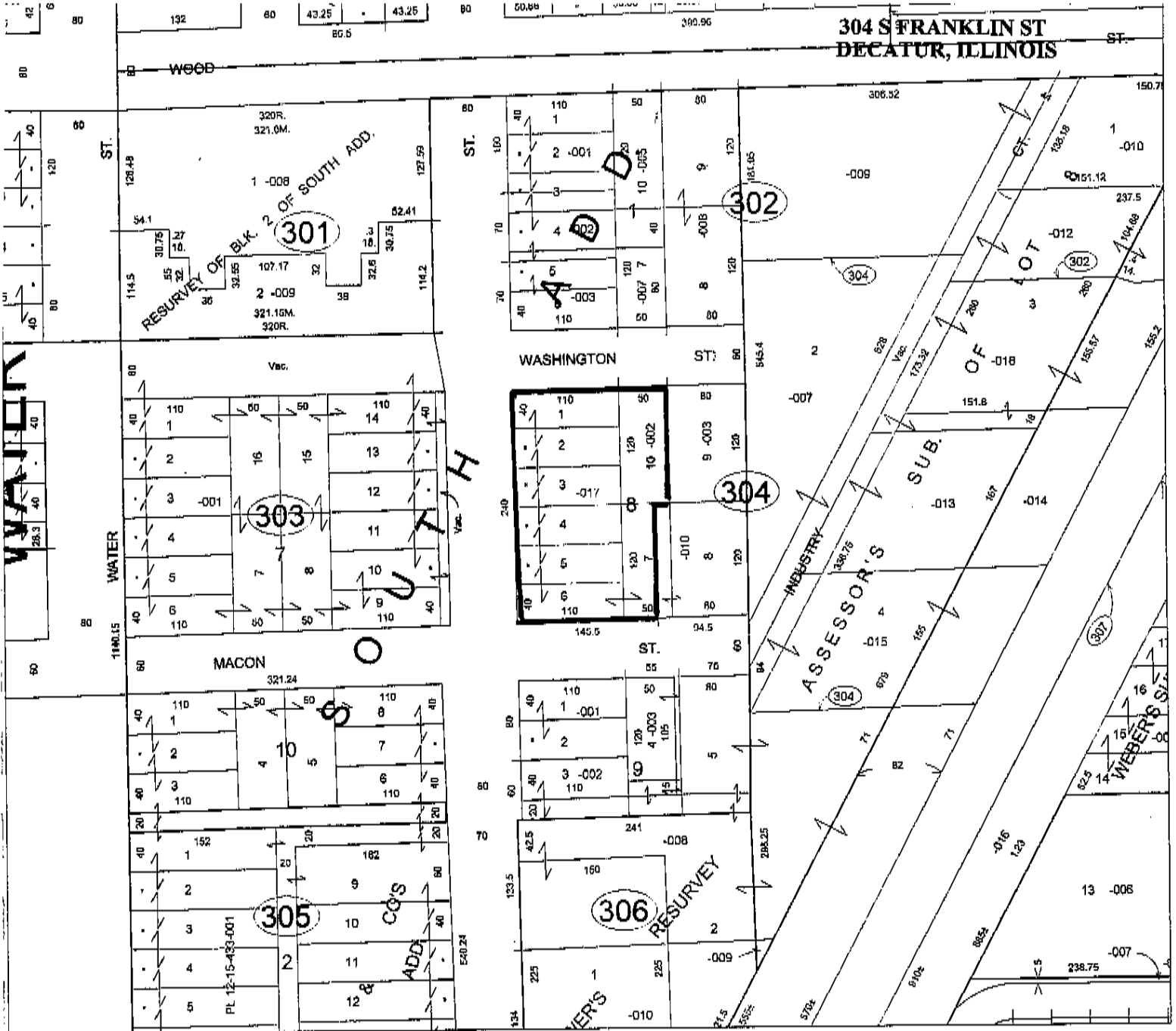
SALES HISTORY

I have found no recorded transactions of the subject over the last three years.

DEFINITION OF MARKET VALUE

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, 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: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.



Parcel_Number 12-14-304-017
 Area 12
 Legal 1 L 000 B 00 SOUTH ADD LTS 1 2
 Legal 2 & 3 4 5 6 AND
 Legal 3 W 35.5' LT 7 ALL IN BLK 8
 Legal 4 97BK1726/457 IRREG
 Acreage 0

**Center of View in
 Map Page: 12-14E
 Macon County**

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 1/6/2005



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304 S FRANKLIN ST
DECATUR, ILLINOIS

ASSESSED VALUATION AND TAXES

The equalized assessed valuation for 2004 and real estate taxes for the year 2003 payable in 2004 are as follows:

| Parcel I.D. | Land | Improvement | Total | Taxes |
|------------------|----------|-------------|----------|------------|
| 04-12-14-304-002 | \$ 3,105 | ----- | \$ 3,105 | \$ 264.36 |
| 04-12-14-304-017 | \$35,150 | \$57,723 | \$92,873 | \$8,315.34 |
| TOTAL | \$38,255 | \$57,723 | \$95,978 | \$8,579.70 |

Theoretically, the assessed valuation represents one-third of the market value or, in this case, \$287,934 for the total property. The tax rate per \$100 of assessed valuation is \$8.6818.

ZONING

This property is classified B-2, Commercial, which permits apartments, motels, offices, retail uses, service type businesses, and uses from lesser categories. Maximum building height is three stories or 45'; setback requirement is 25', minimum side yard 10', and minimum lot area 10,000 SF. Parking requirements are specific to each use.

DECATUR CITY DATA

LOCATION:

Decatur is located 180 miles southwest of Chicago, 120 miles northeast of St. Louis and 170 miles west of Indianapolis. Champaign is 50 miles east, Bloomington 46 miles north, and Springfield, the State Capital, is 40 miles west.

POPULATION:

A 2002 census estimate showed the Decatur population at 79,842. Decatur is the Macon County seat, which has a population of 112,013.

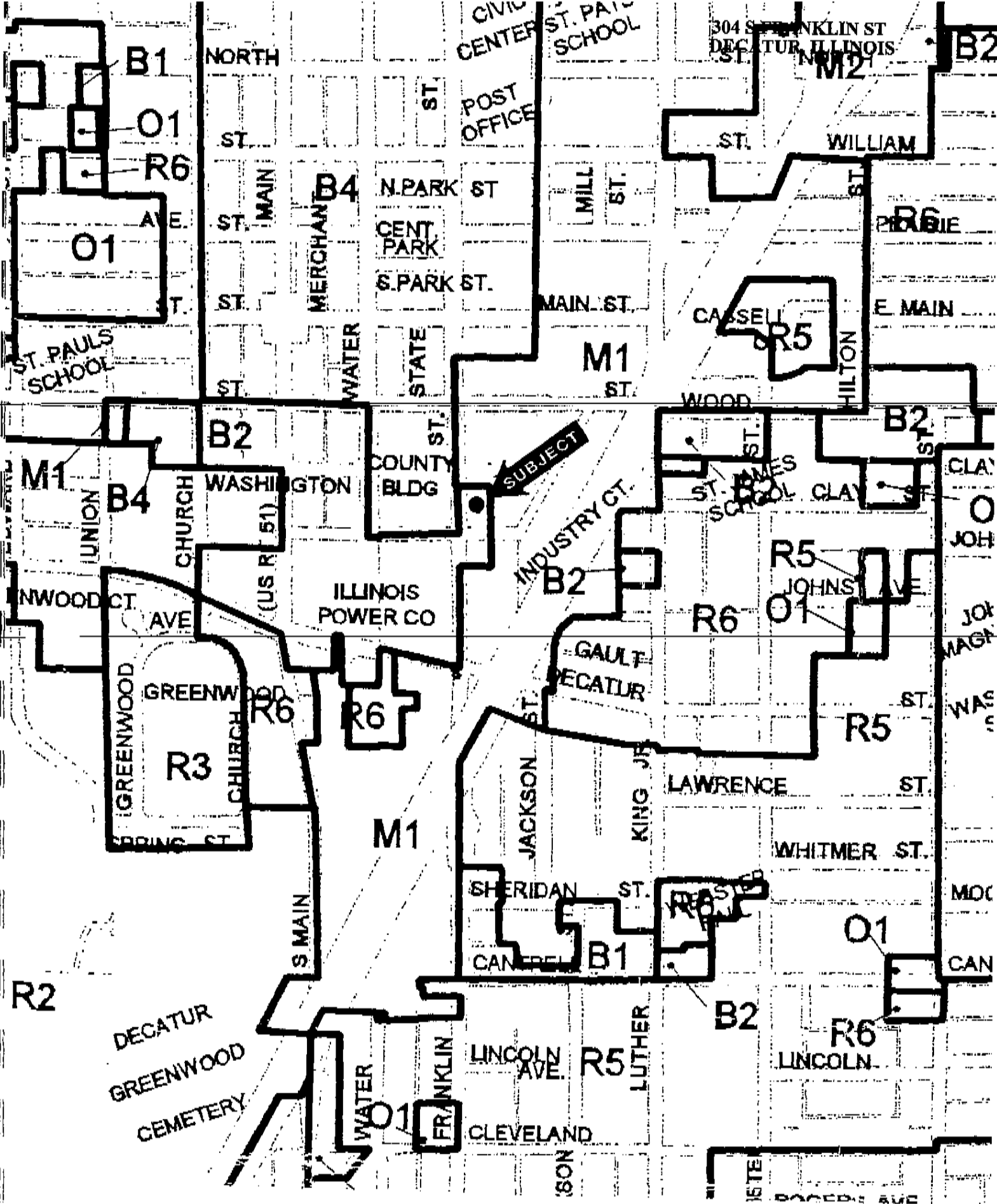
ECONOMY:

In the midst of the best farmland in the U.S., agriculture is an important factor as is heavy manufacturing.

Major industrial employers are:

| Company/ Organization | Product/ Service | Approx. No. of Employees |
|-----------------------------|---------------------|-----------------------------|
| 1. Archer Daniels Midland | Corn and Soybeans | 3,400 |
| 2. Caterpillar | Earth Moving Equip | 2,200 |
| 3. Norfolk Southern | Railroad | 760 |
| 4. Tate & Lyle | Corn Processing | 700 |
| 5. Mueller | Control Valves | 550 |
| 6. Intermet Decatur Foundry | Automobile Castings | 400 |

Unemployment has fluctuated from 5.8% to 7.5% and averaged 6.8% over the last year. The Firestone plant stopped production December 14, 2001 and Zexel closed July 2002. Star Tek has located in the Fairview Plaza and is now employing over 400.



**304 S FRANKLIN ST
DECATUR, ILLINOIS****TRANSPORTATION:**

Decatur is served by Interstate 72, U.S. Routes 36 and 51, and Illinois Routes 48, 105, and 121. There are three railroads but no passenger service; approximately 48 motor freight carriers and 16 local terminals. The Decatur Park District operates the airport with American Connection providing commuter service to St. Louis.

SOCIAL:

Schools include Millikin University, a four-year institution and Richland Community College. Decatur Memorial and St. Mary's Hospitals have a combined 735 beds.

RECREATION:

Includes 42 public parks, zoo, five public and three private golf courses, boating and fishing on Lake Decatur.

CENTRAL BUSINESS DISTRICT**BOUNDARIES:**

Decatur's downtown business district extends from Decatur Street on the south to Cerro Gordo Street on the north and from Jackson Street on the east to Church Street on the west. There are some block divisions but the area contains 30 city blocks.

DEVELOPMENT:

The primary downtown and fringe development can be broken down into the following categories:

Financial Institutions: Central Illinois, First Mid-Illinois, First National, Hickory Point, National City, Soy Capital, and Union Planters Banks.

Governmental: Civic Center-city offices, joint law enforcement facility, library, Macon County Building, Macon County Annex, Macon County Mental Health, transportation center, and U.S. Post Office.

Housing: Belvedere, Greenwood Manor, Orlando (all subsidized), Commodore co-ops and Lincolnshire apartments (private).

Offices: Barnes Citizens Building, Decatur Professional, Demirco Place, One Main Place, and Union Planters Bank.

Retail: Striglos-Haines and Essick, Talbot's, and various retailers along Merchant Street.

Miscellaneous: AmerenIP Plaza and Huston-Patterson Printers.

ACCESS:

At the north end, Eldorado Street carries the traffic for U.S. Route 36. U.S. Route 51 is southbound on Main Street and northbound on Franklin Street. All municipal bus routes meet on William Street at Water Street. There are two public and one private parking garages along with various municipal parking lots.

TREND:

The city purchased and has razed all the buildings on the east side of the 300 Block of N. Water Street for future development. ADM has purchased the former library and remodeled it into a training center.

304 S FRANKLIN ST
DECATUR, ILLINOIS

DESCRIPTION OF NEIGHBORHOOD

LOCATION:

This neighborhood is located at the southeast edge of downtown Decatur.

DEVELOPMENT:

The original Macon County Building and Macon County Jail are located across Franklin Street to the west. An attorney's office and Romano Construction annex are located across Washington Street to the north.

Tommy House Tire Company operates the properties adjacent to the east and across Macon Street to the southeast. A church and another attorney's office are located to the south. The AmerenIP Plaza is located to the southwest.

ACCESS:

At this point, Franklin Street carries the traffic for northbound U.S. Route 51 and has an average daily traffic count of 12,000 vehicles.

TREND:

This is generally a stable neighborhood with above average commercial demand due to exposure from U.S. Route 51 and the close proximity to the county building and AmerenIP Plaza.

DESCRIPTION OF LAND

LOCATION:

This site is located at the northeast corner of East Macon Street and South Franklin Street.

PHYSICAL:

The lot is somewhat irregular in shape with 160' on the north bordering Washington Street, 120' south, 14.5' west, 120' south on the east lot line, 145.5' on the south fronting East Macon Street, and 240' on the west fronting South Franklin Street. The site slopes down to the south and is not located in a designated flood plain.

IMPROVEMENTS:

There is a concrete public walk, concrete curb, and streets have asphalt surface. Metered parking is available on Washington Street.

UTILITIES:

City water, sanitary, and storm sewer are in service. AmerenIP supplies natural gas and electric to the area.

DESCRIPTION OF IMPROVEMENTS

The Franklin Mall is a small downtown shopping center with a mixture of small retail shops, offices, and a restaurant. The building size is as follows:

| Section | SF | % of Bldg |
|-------------------|--------|-----------|
| Basement | 540 | 4% |
| Main | 8,829 | 58% |
| Second | 5,779 | 38% |
| Total | 15,148 | 100% |
| Total Above Grade | 14,608 | 96% |

FLOOD INSURANCE RATE MAP

Decatur, IL
Panel 15 of 20
#170429 0015 C
EFF Date: 8/1/79

304 S FRANKLIN ST
DECATUR, ILLINOIS

