State of Illinois Pollution Control Board James R. Thompson Center 100 W. Randolph Street – Suite 11-500 Chicago, Illinois 60601



Reference Case # PCB 15-93

To Whom It May Concern,

In response to Mr. Meador's claim that our request for relief from the board is frivolous, I am enclosing additional information.

I want the music emanating from inside Mr. Meador's building to be decreased to a level that does not prohibit me from sleeping in my bedroom and complies with ENVIRONMENTAL SAFETY

(415 ILCS 5/) Environmental Protection Act – A shown below, Specifically (415 ILCS 5/24) from Ch. 111 ½ par 1024)

(415 ILCS 5/Tit. VI Heading)
TITLE VI: NOISE
(415 ILCS 5/23) from Ch. 111 ½ par 1023)
(415 ILCS 5/24) from Ch. 111 ½ par 1024)
(415 ILCS 5/25) from Ch. 111 ½ par 1025)

Mt. Carroll's previous ordinance, **Exhibit A,** reflected the EPA standard of not annoying or disturbing the quiet, comfort or repose of a person. Neither of these documents indicates a noise level.

According to Title 35: Environmental Protection SUBTITLE H: CHAPTER I; POLLUTION CONTROL BOARD – PART 901 SOUND EMISSION STANDARDS AND LIMITITATION FOR PROPERTY LINE-NOISE-SOURCES. We are Residential Section 901.101. Sound emitted to Class A land Section 901.102. The new city ordinance, **Exhibit B**, allows a much higher level than the state and EPA allows and only applies to sounds emanating from an outside source. The ordinance does not apply to loud sounds emanating from inside a building or any other sounds as this applies to only amplified sounds.

Exhibit C is a record of decibel readings taken at our house. We had a meter certified by a sound expert but it is not state certified. The city has claimed to have purchased or going to purchase a meter several times in the past year and one half. They claim to borrow the county's, but have never brought it to our house and monitored the sound as they said they would.

The topic of purchasing one came up on 11-25-14 at the City Council meeting. We borrowed a meter to show the council how loud it was at our house, but to no avail as it still continues.

4) My property at 842 South Jackson is NOT zoned commercial as stated in Mr. Meador's motion to deny. **Exhibit D**, a copy of "Information for my home – Parcel 05-09-07-100-012." It has been zoned Class 40 residential since the house was built in the 50's. I do not know when the grocery was built, but I know it was there when I bought my home. And, that there were refrigeration units on the North side of the building that run intermittently, not continuously. I cannot hear them inside of my house and certainly not on the north side of my house. This is not an issue.

There have been other complaints but that they are not willing to step forward or not able to due to work constraints. I have talked to one of these people. I am no longer able to monitor the sound and have stopped calling the police as they will only respond if they receive a Legitimate complaint. According to Mayor Bates that consists of 3 noise complaints before he will consider it "Legitimate". I talked to the gentleman that lives on Lot 1 of Shimer Subdivision and he said that the noise didn't bother him and he was at the bar most of the time anyway.

When we first started complaining and asking for a solution to the noise problem, we were advised by an alderman to sell our house and move. I have included an overview, **Exhibit E**, of what has been going on since the bar opened in the summer of 2013. We were also advised to see the tax assessor and have our taxes lowered.

Regardless of the layout of the bar/restaurant business the noise I hear is emanating from the bands that play upstairs in the banquet room. There is no insulation in the roof. In previous conversations with Mr. Meador, he does not want to alter the design of the building – so, no insulation will be added. Alderman Sisler asked Mr.Meador recently if he had considered any of the suggestions to abate the noise problem. Mr. Meador replied, No, and that he wasn't going to do anything. Alderman Sisler can be reached at 815-535-1461 for this verification and other information.

I have called the police 14 times and on several occasions asked to sign a complaint. I was denied and have this on a recording of an officer telling us this. Sometimes the police did go over the bar and the sound was decreased for a while only to get loud again. I was also told to see the state's attorney, but without a legal complaint he will not see me. The City Council on 10-14-14 told me if I didn't like the new ordinance to see the Governor.

The city attorney, Ron Coplan, told me that the city did not have to go by state or EPA regulations, that they were merely guidelines. We have also been told that Mt. Carroll is "Home Rule"— they are not. Mr. Meador attended several council meetings and knew the problem existed. He even came over to our house with suggestions of how to "Fix" the problem. All solutions that I would have to do, to take care of the problem I am having. I called him 7 times between 11-9-13 and 1-31-14, as agreed to ask him to turn it down.

On the last call, he told me that I was going to have to do something to my house because he wasn't going to change the integrity of the building. Approx. cost to reinsulate our house was quoted at \$30,000.00 with no guarantee.

I have much more information including phone records, newspaper articles, witnesses and dates of incidents. Please let me know if you would like me to forward them.

Thank You

James R. Fiser &

Cheryl A. Fiser

Old Ordenance

Exhibit A

Mt. Carroll Loud and Unnecessary Noises 5-4-3.4 (b) the playing of any radio, phonograph or musical instrument with such volume, particularly between the hours of eleven o'clock (11:00) PM and (7:00) AM as to unreasonably annoy or disturb the quiet, comfort or repose of persons in any office, hospital, dwelling, hotel or other such building

Exhibit B

ORDINANCE NO. 2014-10- 2

AN ORDINANCE RELATING TO NOISES

WHEREAS, the City Code of the City of Mt. Carroll prohibits the creation of any unreasonably loud, disturbing, and unnecessary noise within the City limits as set forth in Section 5-4-3.4, and

WHEREAS, said Section 5-4-3.4 fails to include any provision for the playing of music outside of buildings whether for private or commercial purposes and fails to establish definable and objective standards to apply to loud and disturbing noises including the playing of music, and

WHEREFORE, it is in the best interests of public health, safety, and morals that the City Council adopt legislation to address the issue of loud and disturbing noise including music.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MT. CARROLL, ILLINOIS that the following amendment to Section 5-4-3.4 of the City Code be adopted.

Section 1. That Section 5-4-3.4 (J) of the City Code is hereby repealed.

Section 2. That in lieu thereof, the following is adopted as Section 5-4-3.4 (J).

Section 5-4-3.4 (J) Amplified Sound: Amplified sound emanating from a source located within the corporate limits of the City of Mt. Carroll shall not exceed 70 decibels at the property line of the source of the amplified sound. No amplified sound emanating from a source outside of a structure shall be allowed after eleven o'clock (11:00 o'clock) P.M.

Exception: This section shall not apply to events sponsored by nonprofit organizations or benefits held pursuant to a permit issued by the City Clerk authorized by the Mayor and Council.

Section 3. That all Ordinances in conflict with this Ordinance are hereby repealed.

Section 4. That this Ordinance shall be in full force and effect after its passage, approval, and publication as requested by law.

Passed this 28th day of October, 2014.

Approved this 28th day of October, 2014

MAYOR

ATTEST:

CITY CLERK

Dew Ordinance as of 10-28-14 Posted in Newspaper

Thursday, November 13, 2014 ■ Northwestern Illinois Dispatch

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630 S. East St., Mt. Carroll, IL 61053

ORDINANCE NO. 2014-10-2

AN ORDINANCE RELATING TO NOISES

WHEREAS, the City Code of the City of Mt. Carroll prohibits the creation of any unreasonably loud, disturbing, and unnecessary noise within the City limits as set forth in Section 5-4-3.4, and

WHEREAS, said Section 5-4-3.4 fails to include any provision for the playing of music outside of buildings whether for private or commercial purposes and fails to establish definable and objective standards to apply to loud and disturbing noises including the playing of music, and

WHEREFORE, it is in the best interests of public health, safety, and morals that the City Council adopt legislation to address the issue of loud and disturbing noise including music.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MT. CARROLL LILLINGS that the following amendment to Section 5.4.3 A

Exhibit C

Henry's Double K – DB Readings

60	Outside on North side of House	10:00 PM	
58	Outside on North side of House	9:15 PM	2/8/2014
Car Alarms	In Bedroom on North side of House	10:40 to 10:52	12/14/2013
68	In Bedroom on North side of House	11:10 PM	11/22/2013
68-70	In Bedroom on North side of House	12:15 AM	11/10/2013
68	In Bedroom on North side of House	12:00 PM	9/20/2013
63-67	In Bedroom on North side of House	10:30 PM	
63 - 67	In Bedroom on North side of House	9:05 PM	9/13/2013
61	Outside on North side of House	6:00 PM	9/1/2013
61	Outside on North side of House	9:45 PM	
61	Outside on North side of House	8:45 PM	8/31/2013
66	Outside on North side of House	10:34 PM	8/27/2013
80	Driveway	12:25 AM	8/25/2013
73	Driveway	11:06 AM	
79-80	Driveway	11:00 PM	
78-80	Outside on North side of House	10:20 PM	
75-78	Outside on North side of House	9:00 PM	8/24/2013
81	In Bedroom on North side of House	11:55 PM	
78-83	Driveway	10:50 PM	
78-83	Driveway	10:15 PM	
77-84	Driveway	9:40 PM	
77-82	Front of House	8:50 PM	
76-81	Outside on North side of House	8:15 PM	
67	Outside on North side of House	7:25 PM	
53	Outside on North side of House	6:00 PM	8/23/2013
72	In Bedroom on North side of House	12:00 PM	8/16/2013
53	Outside on North side of House	6:00 PM	8/13/2013
<u>Decibel Level</u>	Location	Time	Date

Henry's Double K – DB Readings

			—	3/2/14 1	1		1		3/1/2014	2/22/2014 1	1	Ľ	2/15/2014 1	1
			12:21 AM	12:10 AM	11:18 PM	11:10 PM	10:30 PM	9:15 PM	7:20 PM	11:45 PM	11:00 PM	12:38 AM	12:30 AM	11:15 PM
		* Ice covered snow-too hard to walk around to that side of house	North side of House w/bedroom window open *	North side of House w/bedroom window open *	East side of House facing North	Outside on North side of House								
			73-80	68-70	70	70	64	67	55	68 - 80	53	64-70	68-70	68

Henry's Double K – DB Readings 2

East side of House facing North	9:10 PM	
East side of House facing North No Reading/Under 50	7:50 PM	
North side of House w/bedroom window open	12:20 AM	
East side of House facing North	11:20 PM	3/8/14
East side of House facing North	10:20 PM	
East side of House facing North	9:20 PM	
		3/7/14
East side of House facing North	9:25 PM	
Train went by while taking reading		
East side of House facing North	7:00 PM	2/28/14 *
<u>Location</u>	<u>Time</u>	<u>Date</u>
The state of the s		

^{*}Omitted from previous Sheet



Carroll County, Illinois 301 North Main Street Mt. Carroll, IL 61053

Phone: (815) 244-0228

Welcome to Carroll County

Information for Parcel 05-09-07-100-012, Tax Year 2013 Payable 2014 Generated 12/13/14 at 16:27:53

Property Information

Tax Year 2013	Alternate PIN	Tax Status
Township Mt Carroll Township	Tax Code 05011	Property Class 0040-Residential Improved
Net Taxable Value 6,231	Tax Rate 10.559590	Total Tax \$657.98
Site Address 842 S JACKSON ST MT CARROLL, IL	Owner Name and Address FISER, JAMES & CHERYL A 842 S JACKSON ST	Mailing Name and Address FISER, CHERYL 842 S JACKSON ST
Legal Description	MI CHINIOLE, IL GIOJJ 0000	MI CARROLL, IL 01033
Lot Size	ot Size	
None		
None		

Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	2,457	16,774	0	0	0	19,231
Department of Revenue	2,457	16,774	0	0	0	19.231
Board of Review Equalized	2,457	16,774	0	0	0	19.231
Board of Review	2,457	16,774	0	0	0	19.231
Sof A Equalized	2,457	16,774	0	0	0	19.231
Supervisor of Assessments	2,457	16,774	0	0	0	19,231

Assessments

Prior Year	Township Assessor 2,457 16,774
2,457	2,457
16,774	16,774
0	
0	0 0 0 19,231
0	0
19,231	19,231

Payments

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Total Unpaid
First	07/03/2014	\$328.99	\$0.00	\$0.00	\$0.00	\$328.99		\$0.00
Second	09/03/2014	\$328.99	\$0.00	\$0.00	\$0.00	\$328.99	\$328.99	\$0.00
Total		\$657.98	\$0.00	\$0.00	\$0.00	\$657.98		\$0.00

Payment Detail

Installment	Receipt Number	Date Paid	Paid By Amount	Amount
First	2013002736	06/17/2014	FISER, JAMES & CHERYL A	\$328.99
Second	2013002737	06/17/2014	FISER, JAMES & CHERYL A	\$328.99
Total				\$657.98

Exemptions

Exemption Type	Requested Date	Granted Date Renewal Date	Renewal Date	Prorate Date	Requested Amount	Granted Amount
Disabled Person	11/15/2013	11/15/2013	11/15/2013		2,000	2,000
Owner Occupied	06/04/2008	06/04/2008	02/20/2013		6,000	6,000
Senior Homestead	04/12/2012	04/12/2012	02/20/2013		5,000	5,000
Senior Assessment Freeze	06/28/2013	06/28/2013	06/28/2013		0	
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Farmland

	Land Type		Acres	EAV		Soil Details	S
Total:				0.00	0		0,00
			Ţ	Forfeiture			
Type Status	Date Forfeited	Date Paid	Tax Amt.	Penalty Amt.	Cost Amt.	Interest Amt.	Drainage Amt.
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Parcel Genealogy

Child Of Action Tax Year	Change Effective Year
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Legal Descriptions

Parent Of

Action

Tax Year

Change Effective Year

Completed?

Legal Description	Section/Township/Range
54 MTC 544 S7 T24 R5 PT LOT 2 (DEED REC 93-278) NW. 05-000-544-00	water as a serious

Related Names

Related Names

Name	Relationship	Status
FISER, CHERYL M		Current
FISER, JAMES & CHERYL A	Parcel Owner	Current

Tax Sale Summary

Sales History

Document # Sale	Year
4	Document # Sale T

Taxing Bodies

District	Tax Rate	Extension
CARROLL COUNTY	0.8928	\$55.63
MT CARROLL FIRE	0.6440	\$40.13
HIGHLAND JC 519	0.4845	\$30.19
MT CARROLL LIBRARY	0.2386	\$14.87
MT CARROLL TWP	0.5097	\$31.76
MT CARROLL R&B	0.4872	\$30.36
MT CARROLL U304 BOND	0.0000	\$0.00
WEST CARROLL U314	5.7743	\$359.80
MT CARROLL CORP	1.5285	\$95.24
MT CARROLL TIF	0.0000	\$0.00
Total	10.5596	\$657.98

lmages

			ataminentari					
T	HIS SUMMARY API	PRAISAL REPORT IS	SINTENDED FOR US	EBYTHELEND	ER/CLIENT FOR A MC	ORTGAGE FINA	NCE TRANSACTION C	ONLY.
		2 South Jackson S			City Mt. Carroll		ate IL Zip Code 61	
			544, Sec.7, T24N,				ounty Carroll	
H			544, Sec. /, 124N,	HOE of the 4th	T IVI.			Mono
Α.	Assessor's Parcel No.	05-000-544-00				Taxes \$ 1326.20		
교	Borrower Cheryl A	. Trygg	Current Owner N	Marie B. Freem		Occupant:	X Owner Tenant	Vacant
SUBJECT	Neighborhood or Proje	ect Name N/A			Project Type PUD	Condom	irium HOA\$	None /Mo.
·	Sales Price \$ 62,000		ote of Sale August 20		amount of loan charges/cor	neceione to be nai	dhyseller None	
							sus Tract 9604.00	
	Property rights apprais			ap Reference 170		Cens	sus tract 9004.00	
۵	Note: Race and the	e racial composition	of the neighborhood :	are not appraisa				
NEIGHBORHOOD	Location Urbs	an X Suburban	Rural Property	values Incre	easing X Stable	Dedining Si	ngle family housing Conc RICE AGE PRI	tominiumhousing
웊	A CONTRACT OF THE PARTY OF THE	2000	Under 25% Demand	Vernoty T Short		Oversupply &	RICE AGE PRI	CE AGE
ä						Over 6 mos.	(000) (yrs) \$(0 40 Low 20 N	/A Low N/A
ă.	Growth rate Rap				er 3 mos. X 3-6 mos.			
픙					and characteristics a			/A High N/A
풉	generally determ	ined by the school	districts. All compa	rable sales use	ed are in the same s	chool	Predominant	Predominant
z	district.							/A N/A
7		01 × 070 0E! (MOL)			Ste area 43560 Sq.Ft.	or 1-AC	Shape Rectangular	
		0' x 272.25' (MOL)			ste area 43300 Sq.Ft.	OI I-AC	a ape rectangular	
	Specific zoning classif	ication and description	Residential (R2)					
М	Zoning compliance	X Legal I	egal nonconforming (Gran	ndfathered use);	Illegal, attach descript	tion Noz	coning	
ш			proved (or as proposed pe			tuse Othe	er use, attach description.	
턍		Comment of the Control of the Contro	Publi			Improvements		blic Private
٠,	Utilities Public	Other	-	ic Oi	1000		1100	
	Bedricity X		Water X		Street	Asphalt		
	Gas X		Sanitary sewer X		Alley	None		
	Are there any apparent	adverse site conditions (ex	sements, encroad ments, s	pecial assessments.	slide areas, etc.)?	Yes X I	No If Yes, attach descrip	ption
	Source/el a mod for all	wirel characteristics of a	roperty: Interior	and exterior income	tion X Exterior inspe	ction from street	Previous appra	
10	Was Wa							The second second
ENTS	X MLS X Ass	sessment and tax record		Property ow				Yes X No
ú	No. of Stories 2 / 1.	5 Type (Det./Att.) Det		Wood Siding	Pool Surface Asph		Vanufactured Housing	Tes AINO
M	Does the property ger	nerally conform to the nei	ahborhood in terms of styl	e, condition, and co	nstruction materials? X	Yes No	f No, attach description.	
ž	Are there any apparer	nt chysical deficiencies o	conditions that would affe	ect the soundness o	or structural integrity of the	improvements or th	ne livability of the property?	
8				out 11 to 500 in 1000 i		1,102,115,000		
4P	Yes (A) NO	If Yes, attach descrip	uon.				- 14 1 - 41 - 1	inimits of
=					ices, etc.) present in the im	provements, on the	e site, or in the immediate v	iciraty or
			If Yes, attach description					
	I researched the subje	ct market area for compa	rable listings and sales th	at are the most simi	ilar and proximate to the su	bject property.		
			sales ranging in sa				.000.	
					50,000 to \$.000.	
	My research revealed a.		listings ranging in li				.000	
	The analysis of the co	mparable sales below re	lects market reaction to si	gnificant variations	between the sales and the	subject property.		
	FEATURE	SUBJECT	SALE1		SALE2		SALE 3	
	842 South Jacks	on Street	113 North College S	Street	209 Franklin Street		10 Aspen Park	
		OII CHOOL						
	Address Mt Corrol							
	Address Mt. Carrol	1	Mt. Carroll		Mt. Carroll		Mt. Carroll	
	Proximity to Subject		Mt. Carroll 7 Blocks		Mt. Carroll 5 Blocks		Mt. Carroll 4 Blocks	80.000
		\$ 62,000	Mt. Carroll 7 Blocks	75,000	Mt. Carroll 5 Blocks	54,500	Mt. Carroll 4 Blocks	80,200
	Proximity to Subject		Mt. Carroll 7 Blocks	75,000	Mt. Carroll 5 Blocks	54,500	Mt. Carroll 4 Blocks \$ \$ 65.74 pt	
	Proximity to Subject Sales Price Price/Gross Liv. Area	\$ 62,000 \$ 53.68 p	Mt. Carroll 7 Blocks \$ \$ 53.42	75,000	Mt. Carroll 5 Blocks \$ \$ 58.35 \(\mathbb{p} \)	54,500	Mt. Carroll 4 Blocks	
	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources	\$ 62,000 \$ 53.68 Ø	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Insp	75,000 ection	Mt. Carroll 5 Blocks \$ \$ 58.35 Court House / Inspe	54,500 ection	Mt. Carroll 4 Blocks \$ 65.74 pl Court House / Inspe	ction
	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS	\$ 62,000 \$ 53.68 p	Mt. Carroll 7 Blocks \$ \$ 53.42	75,000	Mt. Carroll 5 Blocks \$ \$ 58.35 \(\mathbb{p} \)	54,500	Mt. Carroll 4 Blocks \$ \$ 65.74 pt	
	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing	\$ 62,000 \$ 53.68 Ø	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspectors DESCRIPTION	75,000 ection +()\$Atteret	Mt. Carroll 5 Blocks \$ 58.35 10 Court House / Inspendence	54,500 ection +()\$Aqustren	Mt. Carroll 4 Blocks \$ \$ 65.74 Court House / Inspe	ction +(45/duarren
	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions	\$ 62,000 \$ 53.68 pt DESCRIPTION	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Insp DESCRIPTION Conventional	75,000 ection +()\$Atteret	Mt. Carroll 5 Blocks \$ \$ 58.35 \(\text{D} \) Court House / Inspendence DESCRIPTION Conventional	54,500 ection +(·)\$Aqustment	Mt. Carroll 4 Blocks \$ \$ 65.74 Court House / Inspe DESCRIPTION Conventional	ction +()5/quaren
	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing	\$ 62,000 \$ 53.68 Ø	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspectors DESCRIPTION	75,000 ection +()\$Atteret	Mt. Carroll 5 Blocks \$ 58.35 10 Court House / Inspendence	54,500 ection +(·)\$Aqustment	Mt. Carroll 4 Blocks \$ \$ 65.74 Court House / Inspe	ction +(35/duamen 0 0
	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTIMENTS Sales or Financing Concessions Date of Sale/Time	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Insponence DESCRIPTION Conventional 04/28/2005	75,000 ection +()\$Attened 0	Mt. Carroll 5 Blocks \$ \$ 58.35 \(\mathbb{D} \) Court House / Inspendence DESCRIPTION Conventional 05/18/2005	54,500 ection +(·)\$Adustren 0	Mt. Carroll 4 Blocks \$ \$ 65.74 Court House / Inspe DESCRIPTION Conventional 03/01/2005	ction +()5/quaren
	Proximity to Subject Sales Price Price/Cross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Insponsor DESCRIPTION Conventional 04/28/2005 Suburban	75,000 ection +()\$Atterer 0	Mt. Carroll 5 Blocks \$ 58.35 10 Court House / Inspendent House / Inspe	54,500 ection +(·)\$Aquamen 0 0	Mt. Carroll 4 Blocks \$ \$ 65.74 Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban	ction +(15/Atlustred 0 0 0
	Proximity to Subject Sales Price Price/Cross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site	\$ 62,000 \$ 53.68 pt DESCRIPTION August; 2005 Suburban App 1-Acre Site	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Insponsor Conventional 04/28/2005 Suburban App 173' x 143'	75,000 ection +()\$Attener 0 0 0	Mt. Carroll 5 Blocks \$ \$58.35 \(\mathbb{P} \) Court House / Inspendence of the period	54,500 ection +(·)\$Aquement 0 0 0 +5,000	Mt. Carroll 4 Blocks \$ 65.74 Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140'	ction +(3\$Adusmen 0 0 0 0
	Proximity to Subject Sales Price Price/Cross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View	\$ 62,000 \$ 53.68 pt DESCRIPTION August; 2005 Suburban App 1-Acre Site Typical for Area	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Insponsor DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area	75,000 ection +()\$Attener 0 0 0	Mt. Carroll 5 Blocks \$ \$ 58.35 \(\mathbb{P} \) Court House / Inspendence of the period of the perio	54,500 ection +(·)\$Adustren 0 0 0 +5,000	Mt. Carroll 4 Blocks \$ \$ 65.74 Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area	ction +(35/4)usmen 0 0 0 0 0
SI	Proximity to Subject Sales Price Price/Cross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style)	\$ 62,000 \$ 53.68 pt DESCRIPTION August; 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Insponsor Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story	75,000 ection +()\$Atteres 0 0 0 0	Mt. Carroll 5 Blocks \$ \$ 58.35 Court House / Inspectors DESCRIPTION Conventional 05/18/2005 Suburban App 66' x 132' Typical for Area 1.5-Story	54,500 ection +(·)\$Adustren 0 0 0 +5,000	Mt. Carroll 4 Blocks \$ \$ 65.74 Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story	Ction +(35/4)usmen 0 0 0 0 0 0
YSIS	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTIMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.)	\$ 62,000 \$ 53.68 pt DESCRIPTION August; 2005 Suburban App 1-Acre Site Typical for Area	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Insponsor DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area	75,000 ection +()\$Atteres 0 0 0 0	Mt. Carroll 5 Blocks \$ \$ 58.35 \(\mathbb{P} \) Court House / Inspendence of the period of the perio	54,500 ection +(·)\$Adustren 0 0 0 +5,000 0	Mt. Carroll 4 Blocks \$ \$ 65.74 Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years	Ction +(35/quaren 0 0 0 0 0 0 0
ALYSIS	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTIMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.)	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years	75,000 ection +()\$Atteres 0 0 0 0	Mt. Carroll 5 Blocks \$ \$ 58.35 Court House / Inspectors DESCRIPTION Conventional 05/18/2005 Suburban App 66' x 132' Typical for Area 1.5-Story	54,500 ection +(·)\$Adustren 0 0 0 +5,000 0	Mt. Carroll 4 Blocks \$ \$ 65.74 Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story	Ction +(§\$Aquatren 0 0 0 0 0 0
ANALYSIS	Proximity to Subject Sales Price Price/Cross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior	75,000 ection +()\$Atumen 0 0 0 0 0	Mt. Carroll 5 Blocks \$ \$ 58.35 \textstyle{DESCRIPTION} Conventional 05/18/2005 Suburban App 66' x 132' Typical for Area 1.5-Story App 80+Years Average	54,500 ection +(·)\$Adustren 0 0 0 +5,000 0	Mt. Carroll 4 Blocks \$ \$ 65.74 Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average	Ction +(35/quaren 0 0 0 0 0 0 0
ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTIMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Batms Baths	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Battes Battes	75,000 ection +()\$Atumen 0 0 0 0 0	Mt. Carroll 5 Blocks \$ \$ 58.35 \textsf{7} Court House / Inspendent Flower Flowe	54,500 ection +(·)\$Adustren 0 0 0 +5,000 0	Mt. Carroll 4 Blocks \$ \$65.74 P Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baths	Ction +(35/quaren 0 0 0 0 0 0 0
ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTIMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Batms Baths 6 3 1.00	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspection DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barns Baths 6 3 1.00	75,000 ection +()\$Atusner 0 0 0 0 0 -7,500	Mt. Carroll 5 Blocks \$ \$ 58.35 \textsf{7} \textsf{2} \textsf{2} \textsf{3} \textsf{2} \t	54,500 ection +(·)\$Afustment 0 0 0 +5,000 0 0 0	Mt. Carroll 4 Blocks \$ \$65.74 \(\bar{P} \) Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baihs 6 3 1.00	Ction +() \$ Aquerren 0 0 0 0 0 0 0 0
ANAL	Proximity to Subject Sales Price Price/Gross Liv, Area Data & Verif, Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade Room Count Gross Living Area	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Baths 6 3 1.00 1,155 Sq. R.	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Battes 6 3 1.00 1,404 Sq. Rt.	75,000 ection +()\$Atusner 0 0 0 0 0 -7,500	Mt. Carroll 5 Blocks \$ \$ 58.35 \(\mathbb{P} \) Court House / Inspectors DESCRIPTION Conventional 05/18/2005 Suburban App 66' x 132' Typical for Area 1.5-Story App 80+Years Average Total Batms Baths 6 3 1.00 934 Sq. Ft.	54,500 ection +(·)\$Aqustren 0 0 0 +5,000 0 0 0	Mt. Carroll 4 Blocks \$ \$65.74 \(\bar{P} \) Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baths 6 3 1.00 1,220 Sq. R.	Ction +(35/quaren 0 0 0 0 0 0 0
RISON ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTIMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Batms Baths 6 3 1.00	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspection DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barns Baths 6 3 1.00	75,000 ection +()\$Atusner 0 0 0 0 0 -7,500	Mt. Carroll 5 Blocks \$ \$ 58.35 \textsf{7} \textsf{2} \textsf{2} \textsf{3} \textsf{2} \t	54,500 ection +(·)\$Afustment 0 0 0 +5,000 0 0 0	Mt. Carroll 4 Blocks \$ \$65.74 \(\bar{P} \) Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baihs 6 3 1.00	Ction +()\$Aquerer 0 0 0 0 0 0 0 0 -300
PARISON ANAL	Proximity to Subject Sales Price Price/Cross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade Room Count Gross Living Area Basement and Finished	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Baths 6 3 1.00 1,155 Sq. R. 910-sf Bsmt	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barris Batts 6 3 1.00 1,404 Sq. Pt. 936-sf Bsmt	75,000 ection +()\$Attener 0 0 0 0 -7,500	Mt. Carroll 5 Blocks \$ \$ 58.35 \textsf{7} \textsf{2} \textsf{2} \textsf{3} \textsf{2} \textsf{3} \textsf{2} \t	54,500 ection +(·)\$Aquatmen 0 0 0 +5,000 0 0 +1,100	Mt. Carroll 4 Blocks \$ \$65.74 \(\bar{P} \) Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baths 6 3 1.00 1,220 Sq. R.	Ction +() \$ Aquerren 0 0 0 0 0 0 0 0
PARISON ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTIMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade Room Count Gross Living Area Basement and Finished Flooms Below Grade	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Barns Barns 6 3 1.00 1,155 Sq. Pt. 910-sf Bsmt Unfinished	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barris Batts 6 3 1.00 1,404 Sq. Pt. 936-sf Bsmt Unfinished	75,000 ection +()\$Attener 0 0 0 0 -7,500 -1,200	Mt. Carroll 5 Blocks \$ \$ 58.35 \textsf{7} \textsf{2} \textsf{2} \textsf{3} \textsf{2} \textsf{3} \textsf{2} \textsf{3} \textsf{2} \t	54,500 ection +(·)\$Aqustren 0 0 0 +5,000 0 -41,100	Mt. Carroll 4 Blocks \$ 65.74 P Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baihs 6 3 1.00 1,220 Sq. R, 1220-sf Bsmt Finished Basemnt	Ction +() \$ Aquerren 0 0 0 0 0 0 0 -300
COMPARISON ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade Room Count Gross Living Area Besement and Finished Rooms Below Grade Garage/Carport	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Barns Barns 6 3 1.00 1,155 Sq. Pt. 910-sf Bsmt Unfinished Det 2+Car Gar	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barris Batts 6 3 1.00 1,404 Sq. Pt. 936-sf Bsmt Unfinished Det 2+Car Gar	75,000 ection +()\$Adustret 0 0 0 0 -7,500 -1,200	Mt. Carroll 5 Blocks \$ \$ 58.35 \(\mathbb{P} \) Court House / Inspector DESCRIPTION Conventional 05/18/2005 Suburban App 66' x 132' Typical for Area 1.5-Story App 80+Years Average Total Batms Baths 6 3 1.00 934 Sq. Pt. 676-sf Bsmt Unfinished Det 1+Car Gar	54,500 ection +(·)\$Aquatmen 0 0 0 +5,000 0 -+1,100 +1,100	Mt. Carroll 4 Blocks \$ 65.74 P Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baths 6 3 1.00 1,220 Sq. R 1220-sf Bsmt Finished Basemnt Att 2+Car Gar	Ction +() \$ Aquerren 0 0 0 0 0 0 -300 -5,000
PARISON ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTIMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade Room Count Gross Living Area Basement and Finished Rooms Below Grade Garage/Carport Heating/Cooling	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Barns Barns 6 3 1.00 1,155 Sq. Pt. 910-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barroll Barroll 6 3 1.00 1,404 Sq.Rt 936-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC	75,000 ection +()\$Adustrent 0 0 0 0 0 -7,500 -1,200 0 0	Mt. Carroll 5 Blocks \$ \$ 58.35 \textsf{7} \textsf{2} \textsf{2} \textsf{3} \textsf{2} \t	54,500 ection +(·)\$Aquatmen 0 0 0 +5,000 0 +1,100 0 +2,000 0	Mt. Carroll 4 Blocks \$ 65.74 P Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baihs 6 3 1.00 1,220 Sq. R, 1220-sf Bsmt Finished Basemnt Att 2+Car Gar Gas FA / CAC	ction +() \$ Aquerrer 0 0 0 0 0 0 0 0 -300 -2,000
COMPARISON ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade Room Count Gross Living Area Besement and Finished Rooms Below Grade Garage/Carport	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Barns Barns 6 3 1.00 1,155 Sq. Pt. 910-sf Bsmt Unfinished Det 2+Car Gar	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barrs Batts 6 3 1.00 1,404 Sq. Rt. 936-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC Enc. Porch	75,000 ection +()\$Atumen 0 0 0 0 -7,500 -1,200 0 0 0	Mt. Carroll 5 Blocks \$ \$ 58.35 \(\mathbb{P} \) Court House / Insperience DESCRIPTION Conventional 05/18/2005 Suburban App 66' x 132' Typical for Area 1.5-Story App 80+Years Average Total Bdms Baths 6 3 1.00 934 Sq. Pt. 676-sf Bsmt Unfinished Det 1+Car Gar Gas FA/Wnd AC Porch	54,500 ection +(·)\$Aquatmen 0 0 0 +5,000 0 -1,100 0 +2,000 0 0	Mt. Carroll 4 Blocks \$ 65.74 P Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baihs 6 3 1.00 1,220 Sq. R 1220-sf Bsmt Finished Basemnt Att 2+Car Gar Gas FA / CAC Prch, Fireplace, Dk	Ction +() \$ Aquerrer 0 0 0 0 0 0 0 0 -300 -2,000 -4,000
COMPARISON ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade Room Count Gross Living Area Basement and Finished Rooms Below Grade Garage/Carport Heating/Cooling Amenities	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Barns Barns 6 3 1.00 1,155 Sq. Pt. 910-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barroll Barroll 6 3 1.00 1,404 Sq.Rt 936-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC	75,000 ection +()\$Atumen 0 0 0 0 -7,500 -1,200 0 0 0	Mt. Carroll 5 Blocks \$ \$ 58.35 \textsf{7} \textsf{2} \textsf{2} \textsf{3} \textsf{2} \t	54,500 ection +(·)\$Aquatmen 0 0 0 +5,000 0 -1,100 0 +2,000 0 0	Mt. Carroll 4 Blocks \$ 65.74 P Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baihs 6 3 1.00 1,220 Sq. R, 1220-sf Bsmt Finished Basemnt Att 2+Car Gar Gas FA / CAC	ction +() \$ Aquerrer 0 0 0 0 0 0 0 0 -300 -2,000
COMPARISON ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade Room Count Gross Living Area Basement and Finished Rooms Below Grade Garage/Carport Heating/Cooling Amenities Net Adj. (total)	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Barns Barns 6 3 1.00 1,155 Sq. Pt. 910-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barns Baths 6 3 1.00 1,404 Sq. Rt. 936-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC Enc. Porch	75,000 ection +()\$Atumen 0 0 0 0 -7,500 -1,200 0 0 0	Mt. Carroll 5 Blocks \$ \$58.35 \textstyle{T} \textstyle{Theorem of the conventional} \textstyle{Theorem of the conventional} \textstyle{Theorem of the conventional} \textstyle{Theorem of theorem of the conventional} \textstyle{Theorem of the conventional} Theorem of the conve	54,500 ection +(·)\$Aquatmen 0 0 0 +5,000 0 -1,100 0 +2,000 0 0	Mt. Carroll 4 Blocks \$ 65.74 P Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baihs 6 3 1.00 1,220 Sq. R 1220-sf Bsmt Finished Basemnt Att 2+Car Gar Gas FA / CAC Prch, Fireplace, Dk	Ction +() \$ Aquerrer 0 0 0 0 0 0 0 0 -300 -2,000 -4,000
COMPARISON ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade Room Count Gross Living Area Basement and Finished Rooms Below Grade Garage/Carport Heating/Cooling Amenities Net Adj. (total) Adjusted Sales Price	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Barns Barns 6 3 1.00 1,155 Sq. Pt. 910-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barrol Barrol 6 3 1.00 1,404 Sq. Rt. 936-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC Enc. Porch	75,000 ection +()\$Adustret 0 0 0 0 0 -7,500 -1,200 0 0 0 0 0 0 8,700	Mt. Carroll 5 Blocks \$ \$58.35 \textstyle{D} Court House / Inspectors Conventional 05/18/2005 Suburban App 66' x 132' Typical for Area 1.5-Story App 80+Years Average Total Batms Baths 6 3 1.00 934 Sq. Pt. 676-sf Bsmt Unfinished Det 1+Car Gar Gas FA/Wnd AC Porch X +	54,500 ection +(-)\$Aquatment 0 0 0 +5,000 0 +1,100 +1,100 0 +2,000 0 8,100	Mt. Carroll 4 Blocks \$ 65.74 P Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baihs 6 3 1.00 1,220 Sq. R 1220-sf Bsmt Finished Basemnt Att 2+Car Gar Gas FA / CAC Prch, Fireplace, Dk	Ction +() \$ Aquerren 0 0 0 0 0 0 -300 -5,000 0 -2,000 -4,000 11,300
COMPARISON ANAL	Proximity to Subject Sales Price Price/Gross Liv. Area Data & Verif. Sources VALUE ADJUSTMENTS Sales or Financing Concessions Date of Sale/Time Location Site View Design (Style) Actual Age (Yrs.) Condition Above Grade Room Count Gross Living Area Besement and Finished Rooms Below Grade Garage/Carport Heating/Cooling Amenities Net Adj. (total) Adjusted Sales Price of Comparables	\$ 62,000 \$ 53.68 pt DESCRIPTION August, 2005 Suburban App 1-Acre Site Typical for Area 1.5-Story App 80+Years Average Total Butter Battes 6 3 1.00 1,155 Sq. R. 910-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC Enc. Porch	Mt. Carroll 7 Blocks \$ \$ 53.42 Court House / Inspector DESCRIPTION Conventional 04/28/2005 Suburban App 173' x 143' Typical for Area 1.5-Story App 80+Years Superior Total Barns Baths 6 3 1.00 1,404 Sq. R. 936-sf Bsmt Unfinished Det 2+Car Gar Gas FA/Wnd AC Enc. Porch	75,000 ection +()\$Adustret 0 0 0 0 0 -7,500 -1,200 0 0 0 0 0 0 8,700	Mt. Carroll 5 Blocks \$ \$58.35 \(\mathbb{P} \) Court House / Insperience DESCRIPTION Conventional 05/18/2005 Suburban App 66' x 132' Typical for Area 1.5-Story App 80+Years Average Total Bdms Baths 6 3 1.00 934 Sq. Pt. 676-sf Bsmt Unfinished Det 1+Car Gar Gas FA/Wnd AC Porch \(\frac{1}{2} \) +	54,500 ection +(-)\$Aquatment 0 0 0 +5,000 0 +1,100 +1,100 0 +2,000 0 8,100	Mt. Carroll 4 Blocks \$ 65.74 P Court House / Inspe DESCRIPTION Conventional 03/01/2005 Suburban App 170' x 140' Typical for Area 1-Story App 40+Years Average Total Bdrms Baths 6 3 1.00 1,220 Sq. R 1220-sf Bsmt Finished Basemnt Att 2+Car Gar Gas FA / CAC Prch, Fireplace, Dk	Ction +() \$ Aquerrer 0 0 0 0 0 0 0 0 -300 -2,000 -4,000
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Exhibit Overwhew of Complaint

In July 2005 we bought our house at 842 South Jackson, in Mt. Carroll knowing that North of us there was a wooded vacant lot and a commercial building that was once a playhouse built by Chicagoan Irv Kupcinet for his daughter Karen. At some point it had been spot zoned to be commercial.

We were told there had been several restaurants in it but all failed and it had been empty since about 1997.

In March of 2013 James "Henry" Meador bought the building and began restoration so it could be opened as a restaurant. July 2013 he had an outside band that was very loud. It could be heard all over town including by the Mayor's Mother's house. We called Alderman Tom Charles and he advised us to call the police if it happened again. When the Mayor was called he said he did not think there was an ordinance.

In August Henry stopped our house and invited us over and had suggestions for us to deal with the loud music. "Camp out at his farm, turn on the air-conditioning, enjoy the music and he would bring steaks over, and other suggestions regarding sex I cannot repeat."

This has been going on ever since May of 2013. To date we can hear the bands even if they are inside the bar. Sometimes we don't hear the bands at all. We borrowed a calibrated decibel meter and have recorded decibels as high as 83 in our house.

Last November we agreed to call Henry if the music got too loud. That worked for about a month, then he told us we would have to do something to our house because he was not going to change anything about the building (insulation was discussed) and he was not going anywhere. (Approx. cost to re-insulate our house \$30,000.00 with no guarantee)...

The police have come to our house many times but will not let us sign a complaint. We have been told this is by the Mayor's orders. The courthouse records of our calls are not accurate and in some case missing. On April 8th. 2014 the council voted to change the ordinance to a db. of 70.

As of 9-29-14 the ordinance has not been changed but it is being enforced as if it has.

There have been private meetings between Henry and the Mayor that Jim was supposed to be included in – but someone forgot to let Jim know. PRIVATE BEHIND DOORS MEETINGS.

In February 2014 we sought help from Prairie State Legal. After a sound test, they determined they could not represent us in a private matter – June 27. During that time we did not call police or attend council meetings. They did send a letter to Attorney Coplan advising him that we were getting help from Prairie State Legal. This happened after a meeting with the Mayor, Attorney and the Police Chief on Feb. 25th. Chief Cass was advised by Officer Meeker we had recorded him telling us to see city Hall if we had a problem with the noise. Chief Cass insisted this was illegal – Jim told him we had permission from Officer Meeker to record him stating he could not do anything about the noise. Chief Cass yelled at us and the Mayor and Attorney did nothing to quiet the situation.

The Mayor insists that they can do "whatever they want" and do not have to go by state statutes. Attorney Coplan said it depends on how the ordinance is written. Alderman Grimm said we do not have to do what other communities are doing. Jim was told to call the Governor if he didn't like it. No testing has ever been done by the city a we were told it would be and according to the Mayor, no one has monitored the sound from the bar.

Or maybe he should run for Mayor. Of the two aldermen on the ordinance committee, one wears hearing aids and the other one doesn't know where our house is.

Alderman Charles invited Jim to the next council meeting - supposedly the ordinance is going to pass then.

If we have a noise complaint, call the police and THEY WILL DETERMINE IF IT IS TOO LOUD. ie: 70 db No ticket, not a legal matter.

I have much more documentation starting from July 19th.2013 about this matter and can provide dates, meter readings, and band names. Alderman Bob Sisler has been very helpful and he can be contacted at 815-535-1461.

Code 5-4-3-4 (b)