

**MICHAEL S. MAROUS
STATEMENT OF QUALIFICATIONS**

Michael S. MaRous, MAI, CRE, is president and owner of MaRous and Company. He has appraised more than \$15 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 Chicago O'Hare International Airport expansion, the Chicago Midway International Airport expansion, and the McCormick Place expansion, are part of Mr. MaRous' experience. Mr. MaRous also has experience in regard to mediation and arbitration proceedings. Also, he has purchased and developed real estate for his own account.

APPRAISAL AND CONSULTATION EXPERIENCE

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

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

Counselors of Real Estate, CRE designation

Illinois Certified General Real Estate Appraiser, License Number 553.000141 (9/25)

Indiana Certified General Real Estate Appraiser, License Number CG41600008 (6/26)

Wisconsin Certified General Real Estate Appraiser, License Number 1874-10 (12/25)

Minnesota Certified General Real Estate Appraiser, License Number 40330656 (8/24)

Iowa Certified General Real Estate Appraiser, License Number CG03468 (6/25)

South Dakota Certified General Real Estate Appraiser, License Number 1467CG (9/24)

Michigan Certified General Real Estate Appraiser, License Number 1205004587 (7/25)

Licensed Real Estate Managing 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 15 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 Counselors of Real Estate in 2006 and 2007 and has served on the National CRE Board since 2011. He sat on the Midwest 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 also has been involved with many other professional associations, including the Real Estate Counseling Group of America, 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

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

Rural Property Valuation, 2017

Real Estate Damages, 1999, 2008, and 2016

Golf Property Analysis and Valuation, 2016

Dictionary of Real Estate Appraisal, Fourth Edition, 2002 and Sixth Edition, 2015

Market Analysis for Real Estate, 2005 and 2014

Appraisal of Real Estate, Twelfth Edition, 2001, Thirteenth Edition, 2008, Fourteenth Edition, 2013

Shopping Center Appraisal and Analysis, 2009

Subdivision Valuation, 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

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**

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, Elk Grove Village
 Corporate Headquarters, 1,500,000+ sq. ft., Lake County

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 Street, 1,000,000 sq. ft.
 141 West Jackson Boulevard, 1,065,000 sq. ft.
 333 South Wabash Avenue, 1,125,000 sq. ft.
 155 North Wacker Drive, 1,406,000 sq. ft.
 70 West Madison Street, 1,430,000 sq. ft.
 111 South Wacker Drive, 1,454,000 sq. ft.
 175 West Jackson Boulevard, 1,450,000 sq. ft.
 227 West Monroe Street, 1,800,000 sq. ft.
 10 South Dearborn Street, 1,900,000 sq. ft.

Hotels in Chicago

One West Wacker Drive (Renaissance Chicago Hotel)
 10 East Grand Avenue (Hilton Garden Inn)
 106 East Superior Street (Peninsula Hotel)
 120 East Delaware Place (Four Seasons)
 140 East Walton Place (The Drake Hotel)
 160 East Pearson Street (Ritz Carlton)
 301 East North Water Street (Sheraton Hotel)
 320 North Dearborn Street (Westin Chicago River North)
 401 North Wabash Avenue (Trump Tower)
 505 North Michigan Avenue (Hotel InterContinental)
 676 North Michigan Avenue (Omni Chicago Hotel)
 800 North Michigan Avenue (The Park Hyatt)

Large Industrial Properties in Illinois

Chicago Fortune 500 company distribution center, 1,000,000 sq.
 Caterpillar Distribution Facility, 2,231,000 sq. ft., Morton
 Self-storage facilities, various Chicago metropolitan locations

Airport Related Properties

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

Vacant Land in Illinois

15 acres, office, Northbrook	250 acres, Island Lake
20 acres, residential, Glenview	450 acres, residential, Wauconda
25 acres, Hinsdale	475± acres, various uses, Lake County
55 acres, mixed-use, Darien	650 acres, Hawthorne Woods
68 acres, Roosevelt Road and the Chicago River	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
100 acres, Western Springs	1,000± acres, Batavia area
140 acres, Flossmoor	2,000± acres, Northern Lake County
142 acres, residential, Lake County	5,000 acres, southwest suburban Chicago area
160 acres, residential, Cary	Landfill expansion, Lake County
200 acres, mixed-use, Bartlett	

Retail Facilities

20 Community shopping centers, various Chicago metropolitan locations
 Big box uses, various Chicago metropolitan locations and the Midwest
 Gasoline Stations, various Chicago metropolitan locations
 More than 100 single-tenant retail facilities larger than 80,000 sq. ft., various Midwest metropolitan locations
 Macy's Downtown Chicago
 Apple Store Downtown Chicago

Residential Projects

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;
 Timber Trails, Western Springs, Illinois

Market Impact Studies

Land-fill projects in various locations
 Quarry expansions in Boone and Kendall counties
 Commercial development and/or parking lots in various communities
 Zoning changes in various communities
 Waste transfer stations in various communities

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

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, South Dakota, South Dakota
 Hormel Foods, various Midwest locations
 Wisconsin Properties including Lowes, Menards, Milwaukee Zoo, CVS Pharmacy's in Milwaukee, Dairyland
 Racetrack, Major Industrial Property in Manawa, Class A Office Buildings and Vacant Land

Energy Related Projects

Oakwood Hills Energy Center, McHenry County, Illinois
 Lackawanna Power Plant, Lackawanna County, Pennsylvania
 Commonwealth Edison, high tension lines

MaRous Direct Testimony - Exhibit 1

Wind Projects

Illinois

Alta Farms Wind Project II, Dewitt County
Bennington Wind Project, Marshall County
Goose Creek Wind, Piatt County

Harvest Ridge Wind Farm, Douglas County
Lincoln Land Wind Farm, Morgan County
Midland Wind Farm, Henry County

McLean County Wind Farm, McLean County
Otter Creek Wind Farm, LaSalle County
Pleasant Ridge Wind Farm, Livingston County
Radford's Run Wind Farm, Macon County
Shady Oaks II, Lee County

Twin Groves Wind Farm, McLean County
Walnut Ridge Wind Farm, Bureau County

Indiana

Roaming Bison Wind Farm, Montgomery County
Tippecanoe County Wind Farm, Tippecanoe County

Iowa

Great Pathfinder Wind Project, Boone & Hamilton County

Ida Grove II Wind Farm, Ida County

Kansas

Neosho Ridge Wind Farm, Neosho County
Jayhawk Wind, Bourbon County & Crawford County

Illinois

Hickory Point Solar Energy Center, Christian County

Indiana

Lone Oak Solar Farm, Madison County

Maryland

Dorchester County Solar Farm, Dorchester County

Wisconsin

Badger Hollow Solar Farm, Iowa County
Darien Solar Energy Center, Rock County & Walworth County

Grant County Solar, Grant County

Paris Solar Energy Center, Kenosha County

New York

Alle-Catt Wind, Allegany County, Cattaraugus County, & Wyoming County

Orangeville Wind Farm, Wyoming County

Ohio

Seneca Wind, Seneca County

Republic Wind, Seneca County & Sandusky County

South Dakota

Deuel Harvest Wind Farm, Deuel County

Dakota Range Wind Project I-III, Codington County, Grant County, & Roberts County

Crocker Wind Farm, Clark County

Crowned Ridge Wind II, Deuel County

Prevailing Wind Park, Bon Homme County, Charles Mix County, & Hutchinson County

Sweet Land Wind Farm, Hand County

Triple H Wind Farm, Hyde County

Tatanka Ridge Wind Project, Deuel County

Solar Projects

South Dakota

Brookhaven Solar Energy Production Facility, Brookings County

Western Regions of the United States of America

Southwest Region – Arizona, Colorado, Nevada, New Mexico, & Utah

Northwest Region – Idaho and Oregon

Southern Great Plains Region – Texas

Northern Great Plains Region – General Research

REPRESENTATIVE CLIENT LISTING OF MICHAEL S. MAROUS

Law Firms

Alschuler, Simantz & Hem LLC Ancel,
Glink, Diamond, Bush,
DiClanni & Krafthefer
Arnstein & Lehr LLP
Berger, Newmark & Fenchel P.C.
Berger Schatz
Botti Law Firm, P.C.
Carmody MacDonald P.C.
Carr Law Firm
Crane, Heyman, Simon, Welch & Clar
Daley & Georges, Ltd.
Day, Robert & Morrison, P.C. Dentons
US LLP
DiMonte & Lizak LLC
DLA Piper
Dreyer, Foote, Streit, Furgason &
Slocum, P.A.
Drinker, Biddle & Reath LLP Figliulo &
Silverman, P.C.
Foran, O'Toole & Burke LLC
Franczek P.C.
Fredrikson & Byron, P.A.
Freeborn & Peters LLP
AmericaUnited Bank Trust
BMO Harris Bank
Charter One
Citibank
Cole Taylor Bank
First Bank of Highland Park
First Financial Northwest Bank

Gould & Ratner LLP
Greenberg Traurig LLP
Helm & Wagner
Robert Hill Law, Ltd.
Hinshaw & Culbertson LLP
Holland & Knight LLP
Ice Miller LLP
Jenner & Block
Katz & Stefani, LLC
Kinnally, Flaherty, Krentz, Loran,
Hodge & Mazur PC
Kirkland & Ellis LLP
Klein, Thorpe & Jenkins, Ltd.
McDermott, Will & Emery
Mayer Brown
Michael Best & Friedrich LLP
Morrison & Morrison, Ltd.
Bryan E. Mraz & Associates
Neal, Gerber & Eisenberg, LLP
Neal & Leroy LLC
O'Donnell Haddad LLC
Prendergast & DelPrincipe
Rathje & Woodward, LLC

Financial Institutions

First Midwest Bank
First State Financial
Glenview State Bank
Itasca Bank & Trust Co.
Lake Forest Bank & Trust Co.
MB Financial Bank

Corporations

Advocate Health Care System
Alliance Property Consultants
American Stores Company
Archdiocese of Chicago
Arthur J. Rogers and Company
Avangrid Renewables, LLC
BHE Renewables
BP Amoco Oil Company
Christopher B. Burke Engineering,
Ltd. Cambridge Homes
Canadian National Railroad
Capital Realty Services, Inc.
Chicago Cubs
Children's Memorial Hospital
Chrysler Realty Corporation

Citgo Petroleum Corporation
CorLands
CVS
Edward R. James Partners, LLC
Enterprise Development Corporation
Enterprise Leasing Company
Exxon Mobil Corporation
Hamilton Partners
Hollister Corporation
Imperial Realty Company
Invenergy LLC
Kimco Realty Corporation
Kinder Morgan, Inc.
Lakewood Homes

Righeimer, Martin & Cinquino, P.C.
Robbins, Salomon & Patt, Ltd.
Rosenfeld Hafron Shapiro & Farmer
Rosenthal, Murphey, Coblentz &
Donahue Rubin & Associates, P.C.
Ryan and Ryan, P.C.
Reed Smith LLP
Sarnoff & Baccash
Scariano, Himes & Petrarca, Chtd.
Schiff Hardin LLP
Schiller, DuCanto & Fleck LLP
Schirott, Luetkehans & Garner, LLC
Schuyler, Roche & Crisham, P.C.
Sidley Austin LLP
Storino, Ramello & Durkin
Thomas M. Tully & Associates
Thompson Coburn, LLP
Tuttle, Vedral & Collins, P.C.
Vedder Price
von Briesen & Roper, SC
Winston & Strawn LLP
Worsek & Vihon LLP

Midwest Bank
Northern Trust
Northview Bank & Trust
The Private Bank
Wintrust

Lowe's Companies, Inc.
Loyola University Health System
Marathon Oil Corporation
Meijer, Inc.
Menards
Mesirow Stein Real Estate, Inc.
Paradigm Tax Group
Prime Group Realty Trust
Public Storage Corporation
RREEF Corporation
Shell Oil Company
Union Pacific Railroad Company
United Airlines, Inc.

MaRous Direct Testimony - Exhibit 1

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
 City of Canton
 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
 Elk 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 Kenilworth
 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 Peoria
 City of Prospect Heights
 City of Rolling Meadows
 Village of Rosemead
 City of St. Charles
 Village of Schaumburg
 Village of Schiller Park
 Village of Skokie
 Village of South Barrington
 Village of Streamwood
 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
 Morton Township
 Peoria County

State and Federal Government Agencies

Federal Deposit Insurance Corporation
 U.S. General Services Administration

Illinois Housing Development Authority
 Illinois State Toll Highway Authority

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. 15
 Community Consolidated School
 District No. 146
 Community School District No. 200
 Consolidated High School
 District No. 230
 Darien District No. 61
 DePaul University

Elk Grove Community Consolidated
 District No. 59
 Elmhurst Community Unit School
 District No. 205
 Glen Ellyn School District No. 41
 Glenbard High School District No. 87
 Indian Springs School District No. 109
 LaGrange School District No. 105
 Lake Forest Academy
 Leyden Community High School
 District No. 212
 Loyola University
 Lyons Township High School District
 No. 204
 Maine Township High School District
 No. 207
 Niles Elementary District No. 71
 North Shore District No. 112, Highland
 Park

Northwestern University
 Orland Park School District No. 135
 Palatine High School District #211
 Rhodes School District No. 84-1/2
 Riverside-Brookfield High School
 District No. 208
 Rosalind Franklin University
 Roselle School District No. 12
 Schaumburg Community Consolidated
 District No. 54
 Sunset Ridge School District No. 29
 Township High School District No. 211
 Township High School District No. 214
 Triton College
 University of Illinois
 Wheeling Community Consolidated
 District No. 21
 Wilmette District No. 39