

Village of Woodridge

September 14, 2006 Village Hall • Five Plaza Drive • Woodridge, IL 60517-5014
(630) 852-7000 • TTY (630) 719-2497 • FAX (630) 719-0021

Julia K. Beckman, President
Community High School District 99
6301 Springside Avenue
Downers Grove, IL 60516-2488

VIA HAND DELIVERY

FOR SETTLEMENT PURPOSES ONLY

Dear President Beckman:

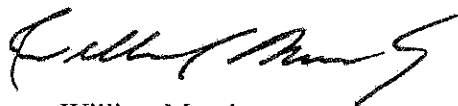
In an effort to resolve the pending litigation between the Village and District 99, the Trustees have authorized me to make the following offer of settlement.

As you know, in December 2004 the Village of Woodridge commissioned an appraisal of the property which is the subject of the eminent domain proceedings pending in the Eighteenth Judicial Circuit Court. More recently, in July of 2006, another appraisal of the property was conducted. Both appraisals were performed by state licensed appraisers who are members of the Appraisal Institute. Members of the Appraisal Institute are acknowledged as highly qualified in appraising residential and commercial real estate. The appraisers concluded that the value of the property is somewhere between \$8.5 and \$9.2 million.

Although Woodridge firmly believes these appraisal reports accurately reflect the value of the subject property, Woodridge sincerely wishes to resolve the pending legal action and avoid the expense of further litigation to both parties. Accordingly, Woodridge offers \$10.0 million for the property. Woodridge stands prepared to make this payment in a lump sum. Alternatively, Woodridge understands that it may be beneficial and preferential to District 99 to pay this amount over a period of years.

In order to be effective, the Village must receive District 99's written acceptance by 5:00 p.m. on September 19, 2006. District 99's acceptance may be faxed to me at 630-719-0021.

Very truly yours,



Mayor William Murphy

cc: Allyn Barnett
 Paul McCarthy
 Craig Greenwood
 Robert Lemke
 Terry Pavesich
 Megan Schroeder
 Dr. David Eblen
 Woodridge Board of Trustees